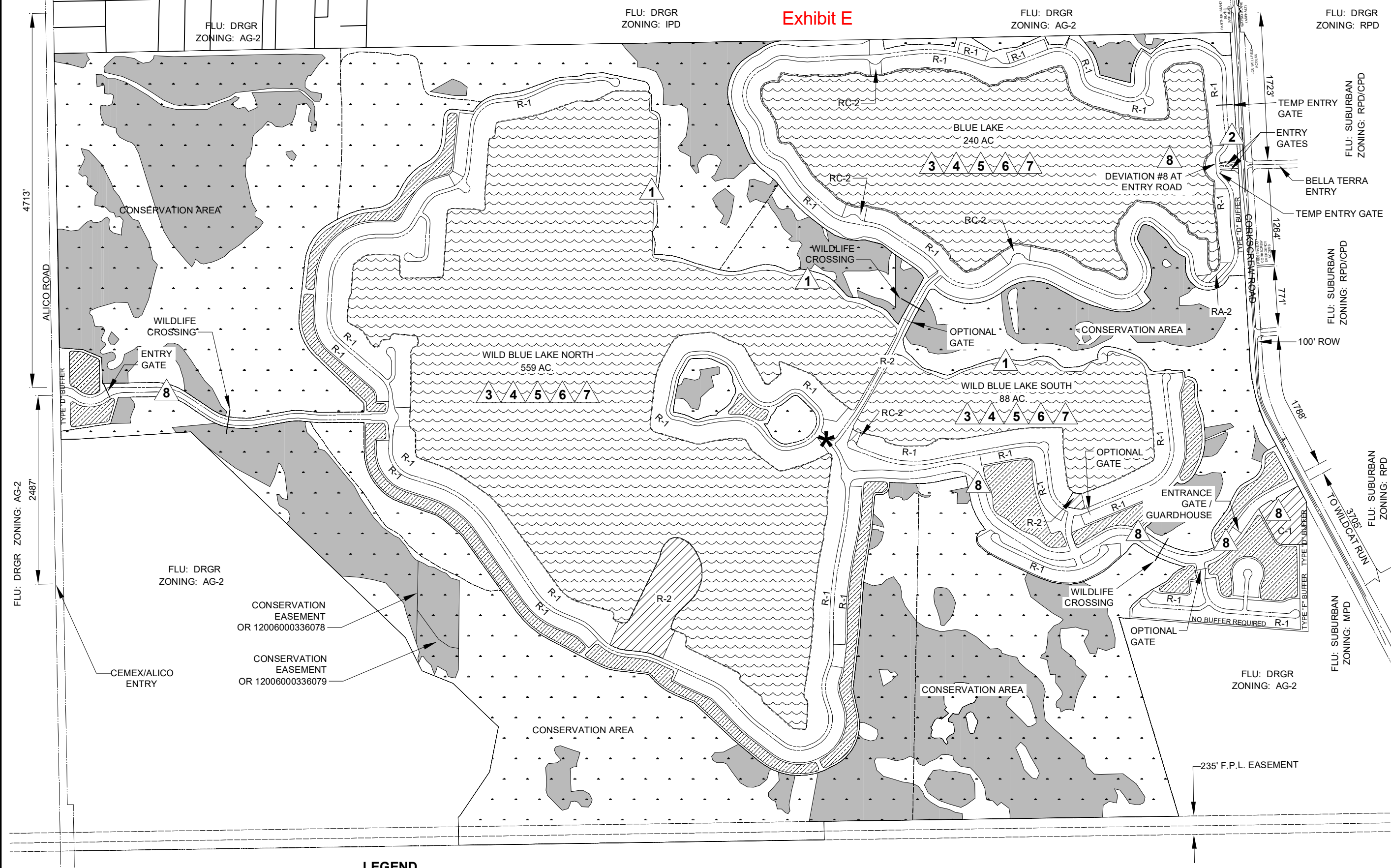




LEGEND

- R-1 : RESIDENTIAL
R-2 : RESIDENTIAL AMENITIES
RA-2 : RESIDENTIAL AMENITIES
RB-2 : RESIDENTIAL AMENITIES
RC-2 : RESIDENTIAL AMENITIES
C-1 : COMMERCIAL

1 DEVIATION LOCATION

CONSERVATION AREA

EXISTING LAKE

WATER MANAGEMENT LAKE

CONSUMPTION ON PREMISES

INDIGENOUS VEGETATION PRESERVE

OPTIONAL RETAINING WALL LOCATION

* INTERNAL GATE

PROPERTY NOTES

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

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR



PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134

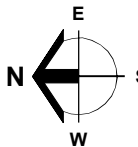
PHONE (239) 498-7711
FAX (239) 498-7707

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PROJECT DESCRIPTION

WildBlue

LEE COUNTY, FLORIDA



0 300 600 1200
SCALE IN FEET

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FILE NAME J:\23473-201.DWG

LOCATION J:\23473-201.DWG\ZONING\2019\

PLOT DATE TUE, 5-21-2019 - 9:17 AM

PLOT BY TIM GAVIN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23473-200.DWG

PLAN REVISIONS

4/1/2019	INTERNAL GATE
5/21/2019	WILDBLUE LAKE SOUTH LAKE BANK

PLAN STATUS

MASTER
CONCEPT
PLAN

PROJECT / FILE NO.

23473

SHEET NUMBER

1 OF 4

NOTES:

1.

PROPOSED IS A REZONING FROM PRFPD & AG-2 TO MIXED USE PLANNED DEVELOPMENT TO PERMIT 1,096 DWELLING UNITS.
2.

FUTURE LAND USE DESIGNATIONS

DENSITY REDUCTION / GROUNDWATER RESOURCE (DR/GR)

1,982 ACRES

WETLANDS

978 ACRES
3.

THE PROJECT WILL CONNECT TO LEE COUNTY UTILITIES WATER & SEWER SERVICE. A COMPANION COMPREHENSIVE PLAN AMENDMENT PROPOSES AN AMENDMENT TO LEE PLAN MAPS 6 & 7 TO EXTEND THE FRANCHISE BOUNDARY FROM PROPERTY'S WEST BOUNDARY TO THE EAST BOUNDARY, INCORPORATING THE SUBJECT PROPERTY.
4.

THE PROPERTY IS NOT LOCATED ON A PUBLIC TRANSIT (LEE TRAN) ROUTE. ROUTE 60 SERVICES MIROMAR OUTLETS, APPROXIMATELY 3 MILES TO THE WEST.

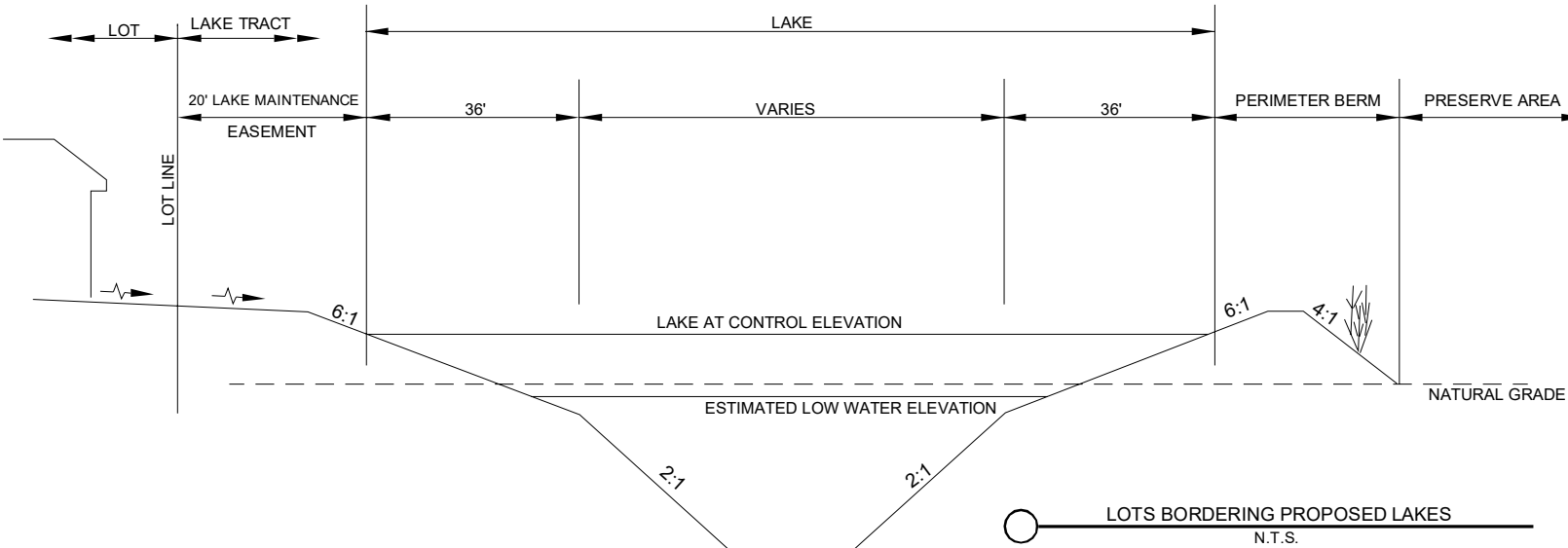
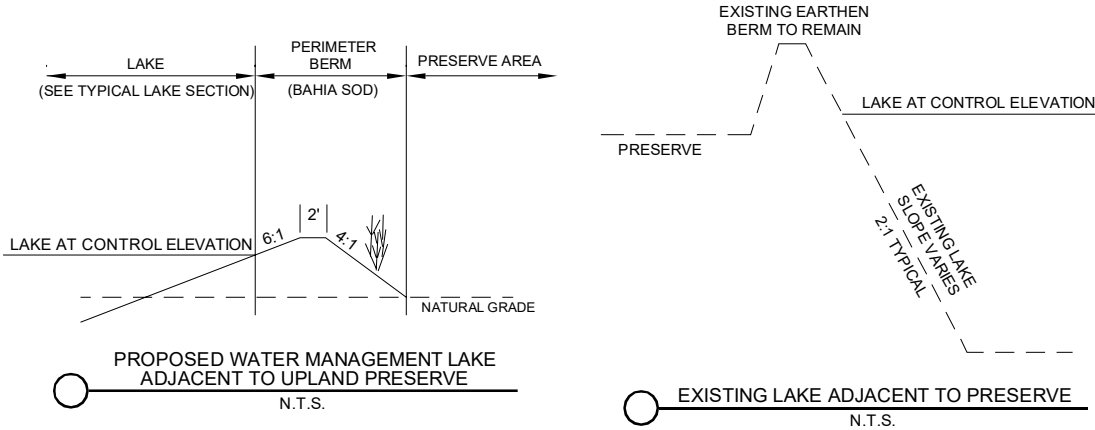
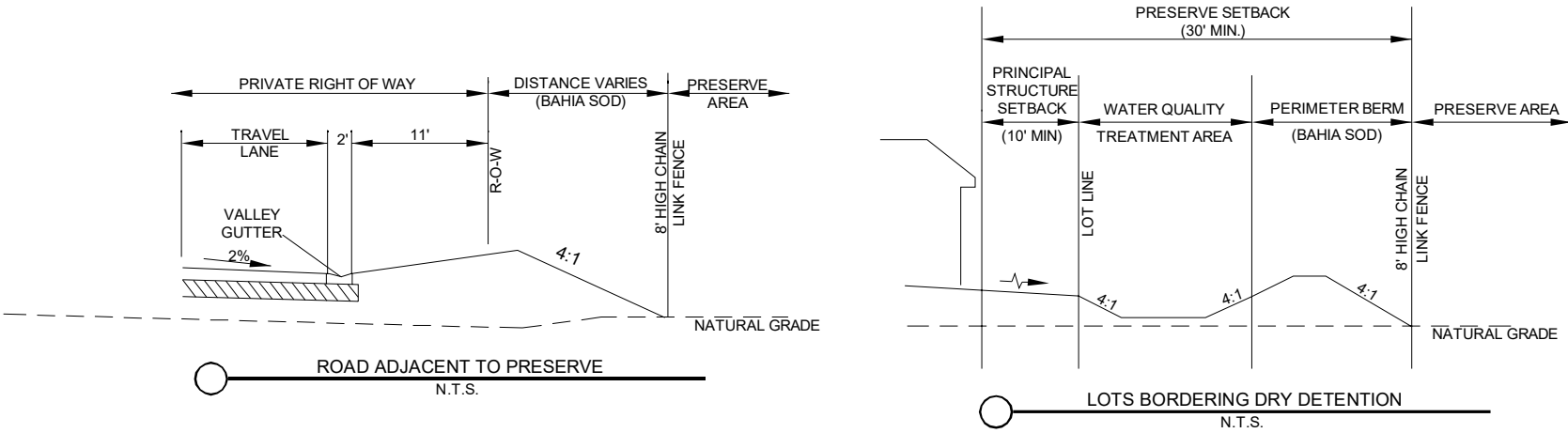
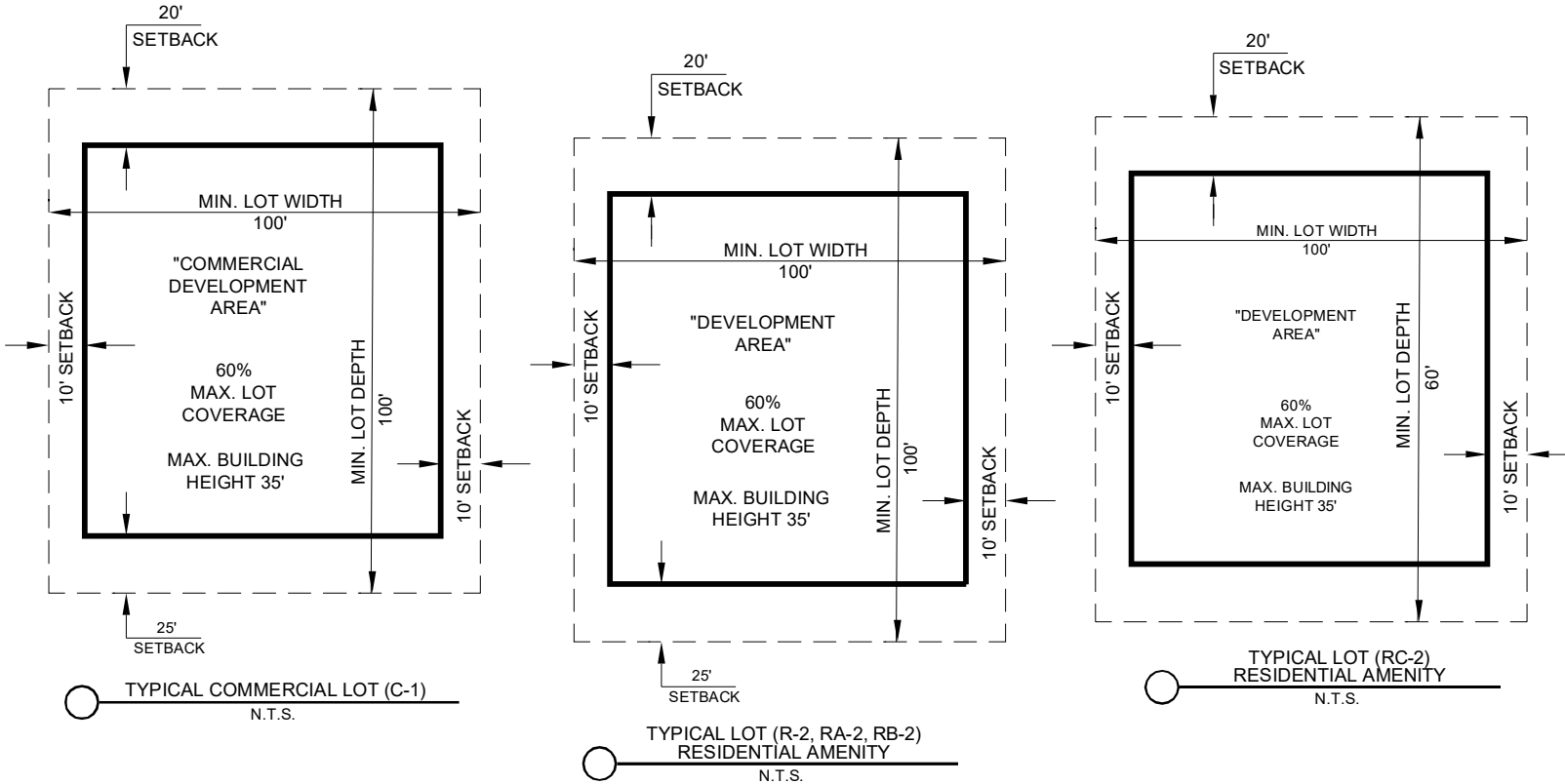
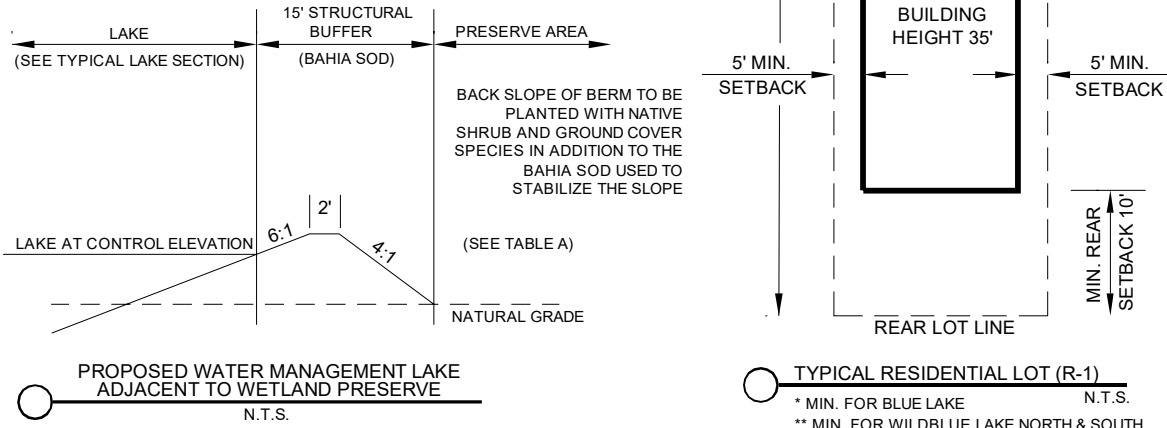


TABLE A				
COMMON NAME	SCIENTIFIC NAME	MINIMUM HEIGHT	MINIMUM CONTAINER SIZE	PLANTING INSTRUCTIONS
SHRUB PLANTINGS				
MYRSINE	MYRSINE CUBANA	3 FT	1 GAL	8 FT ON CENTER
WAX MYRTLE	MYRTICA CERIFERA	3 FT	1 GAL	8 FT ON CENTER
GROUND COVER PLANTINGS				
CORDGRASS	SPARTINA BAKERI	12 IN	4 IN	3 FT ON CENTER
FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	12 IN	4 IN	3 FT ON CENTER



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PREPARED FOR



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PROJECT DESCRIPTION



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FILE NAME J:\23528\DWG\ZONING\2019\

LOCATION J:\23528\DWG\ZONING\2019\

PLOT DATE TUE, 5-21-2019 - 9:17 AM

PLOT BY TIM GAVIN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4/1/2019 INTERNAL GATE

5/21/2019 WILDBLUE LAKE SOUTH LAKE BANK

PLAN STATUS

MASTER CONCEPT
PLAN
TYPICAL SECTIONS

PROJECT / FILE NO.

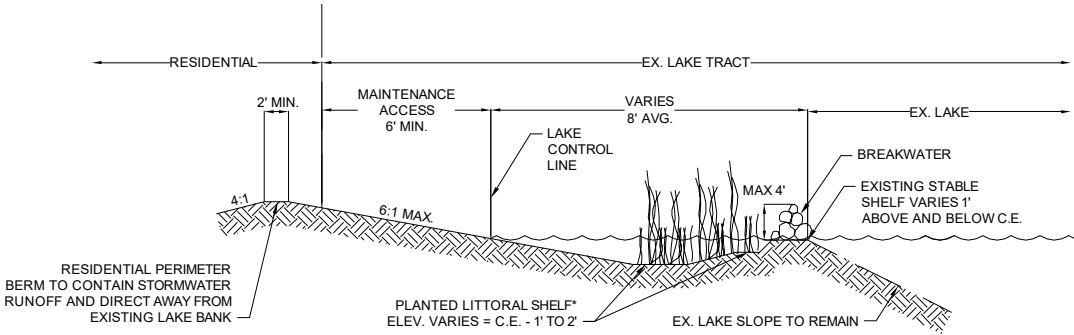
SHEET NUMBER

23675

2 OF 4

DEVIATIONS:

- 1
- SECTION 10-329(d)(4) TO ALLOW NO MODIFICATIONS TO THE EXISTING LAKE SHORE IN ONE LOCATION ON WILDBLUE LAKE NORTH AND SOUTH.
- 2
- SECTION 30-152(2)d.2., TO ALLOW A DEVELOPMENT OF MORE THAN 25 UNITS, A SINGLE FACE UP TO 210 SQUARE FEET IN AREA.
- 3
- SECTION 10-329(d)(4) TO ALLOW EXISTING LAKE BANKS ADJACENT TO RESIDENTIAL TO REMAIN AS IS.
- 4
- SECTION 10-418(3) TO ALLOW 100% HARDENED SHORELINE ADJACENT TO DEVELOPMENT.
- 5
- SECTION 10-418(2)(c) TO ALLOW A LITTORAL SHELF 4' TO 18' + IN WIDTH.
- 6
- SECTION 10-328(a) TO ALLOW A MINIMUM LAKE MAINTENANCE EASEMENT ACCESS WIDTH OF 6'.
- 7
- SECTION 10-329(d)(3) TO ALLOW MAXIMUM DEPTH OF 45 FEET AND ELIMINATE REQUIREMENTS FOR A DEEP LAKE MANAGEMENT PLAN AND POST-CONSTRUCTION BATHYMETRIC SURVEY.
- 8
- SECTION 32-625(d)(4)(a) TO ALLOW A 25' FREE STANDING LUMINAIRE HEIGHT ALONG THE SPINE ROADS AND ON C-1 COMMERCIAL PARCEL.

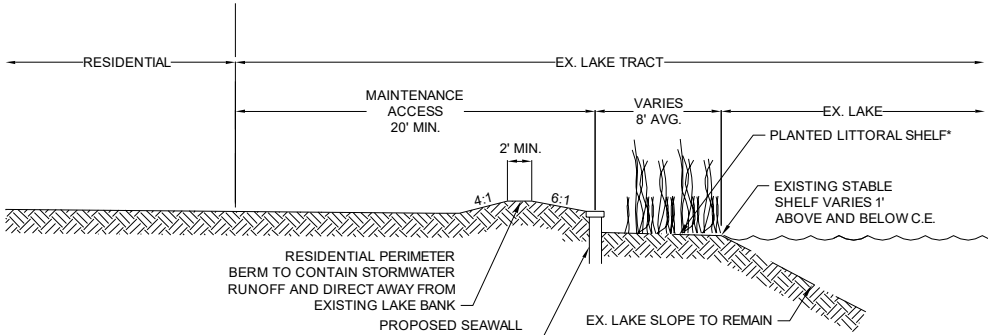
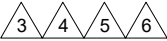


RESIDENTIAL @ EXISTING LAKE
BREAKWATER

*NOTE:

- AS FIELD CONDITIONS ALLOW, A LITTORAL SHELF 1' BELOW CONTROL ELEVATION SHALL BE CONSTRUCTED TO A WIDTH OF 4'. AS FIELD CONDITIONS FURTHER ALLOW, A LITTORAL SHELF 2' BELOW CONTROL SHALL BE CONSTRUCTED TO A WIDTH OF 4'. ALL ADDITIONAL AVAILABLE WIDTH SHALL BE EQUALLY DISTRIBUTED TO EACH SHELF DEPTH. BOTH LITTORAL SHELVES TOGETHER WITH THE 6:1 SLOPE SHALL PROVIDE ADEQUATE AREA TO ACHIEVE A TOTAL LITTORAL PLANT COUNT CONSISTENT WITH THE LAND DEVELOPMENT CODE.
- FINAL DESIGN MAY BE ALTERED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CRITERIA.
- LITTORAL ZONES, WITH TYPICAL SUBMERGENCE DEPTHS DEFINED BELOW, SHALL BE PLANTED WITH LITTORAL SPECIES LISTED ON SHEET 4 OF MASTER CONCEPT PLAN.

ZONE 1: 0-3"
ZONE 2: 3-12"
ZONE 3: 12-24"
ZONE 4: 24"-36"

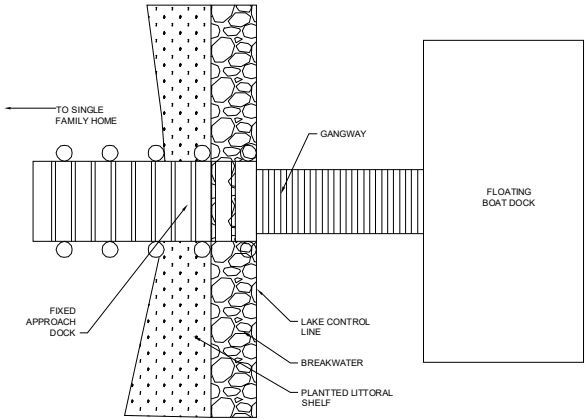


RESIDENTIAL @ EXISTING LAKE
RETAINING WALL

*NOTE:

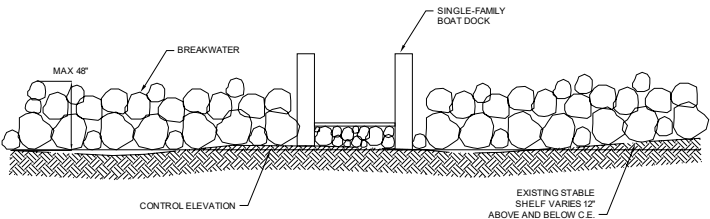
- FINAL DESIGN MAY BE ALTERED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CRITERIA.
- TOTAL LITTORAL PLANT COUNT SHALL BE CONSISTENT WITH THE LAND DEVELOPMENT CODE AND SHALL CONSIST OF A COMBINATION OF EXISTING LITTORAL VEGETATION AND NEWLY PLANTED LITTORALS.
- OPTIONAL RETAINING WALL LOCATIONS ARE SHOWN ON THE MCP. IN THE EVENT FIELD CONDITIONS WARRANT INSTALLATION OF RIP-RAP BREAKWATER SECTION INSTEAD OF PROPOSED RETAINING WALL, THE BREAKWATER LENGTH SHALL NOT BE LESS THAN 3 CONTIGUOUS LOTS.
- LITTORAL ZONES, WITH TYPICAL SUBMERGENCE DEPTHS DEFINED BELOW, SHALL BE PLANTED WITH LITTORAL SPECIES LISTED ON SHEET 4 OF MASTER CONCEPT PLAN.

ZONE 1: 0-3"
ZONE 2: 3-12"
ZONE 3: 12-24"
ZONE 4: 24"-36"

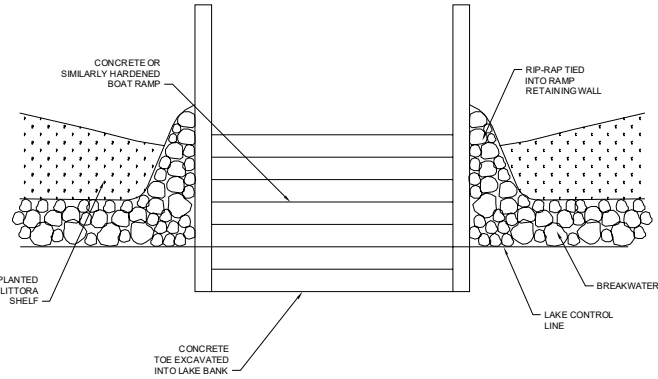


TYPICAL SINGLE-FAMILY DOCK
(PLAN VIEW)
N.T.S.

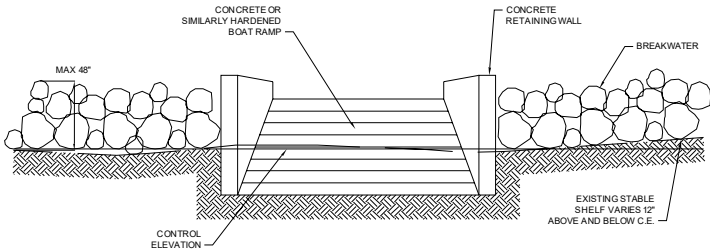
NOTE: WHERE THE RIP-RAPPED BREAKWATER IS REMOVED FOR CONSTRUCTION OF A BOAT DOCK, THE DECK, GANGWAY, AND FLOATING DOCK SHALL ACT TO MITIGATE WAVE ACTION AND PROTECT THE STABILIZATION OF THE SHORELINE.



TYPICAL SINGLE-FAMILY DOCK
(PROFILE VIEW)
N.T.S.

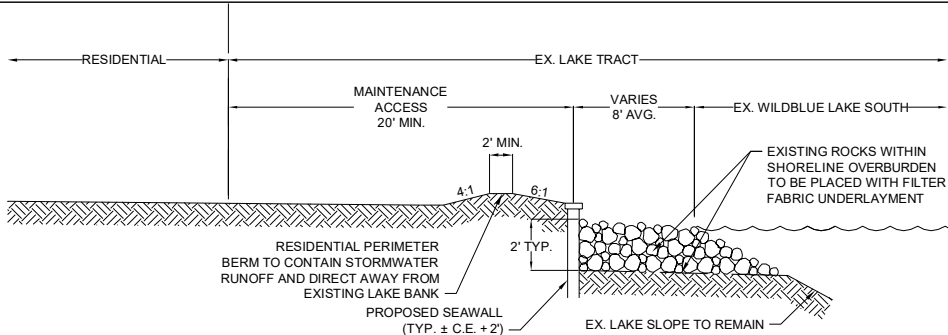


TYPICAL BOAT RAMP
(PLAN VIEW)
N.T.S.

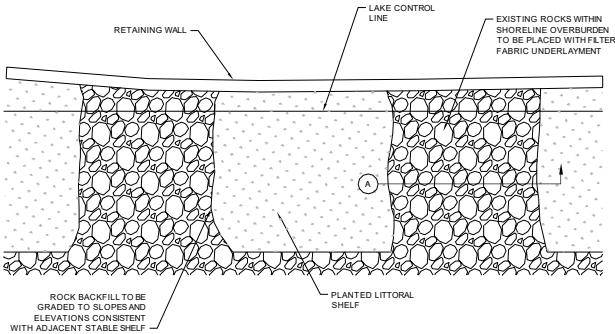


TYPICAL BOAT RAMP
(PROFILE VIEW)
N.T.S.

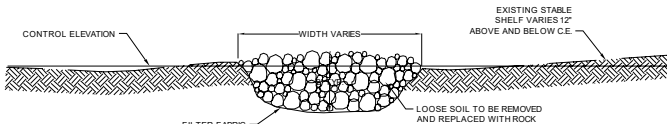
NOTE: THESE DETAILS DEPICT A SINGLE METHOD FOR CONSTRUCTION OF THE PROPOSED SINGLE-FAMILY DOCKS AND BOAT RAMPS. VARYING MEANS AND METHODS MAY BE UTILIZED IN LIEU OF THOSE DEPICTED SUCH THAT THE INTEGRITY OF THE LAKE SHORELINE AND BREAKWATER IS MAINTAINED.



RESIDENTIAL @ EXISTING WILDBLUE LAKE SOUTH*
RETAINING WALL



TYPICAL ROCK BACKFILL @ RETAINING WALL*
WILDBLUE LAKE SOUTH
(PLAN VIEW)
N.T.S.



TYPICAL ROCK BACKFILL @ RETAINING WALL*
WILDBLUE LAKE SOUTH
(PROFILE VIEW)
N.T.S.

*NOTE: ROCK BACKFILL SLOPE STABILIZATION ALTERNATIVES APPLY ONLY TO WILDBLUE LAKE SOUTH.

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PROJECT DESCRIPTION

WildBlue

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FILE NAME: 23473-Z03.DWG

LOCATION: J:\23526\DWG\ZONING\2019\

PLOT DATE: TUE, 5-21-2019 - 9:17 AM

PLOT BY: TIM GAVIN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4/1/2019	INTERNAL GATE
5/21/2019	WILDBLUE LAKE SOUTH LAKE BANK

PLAN STATUS

**MASTER CONCEPT
PLAN
TYPICAL SECTIONS**

PROJECT / FILE NO.

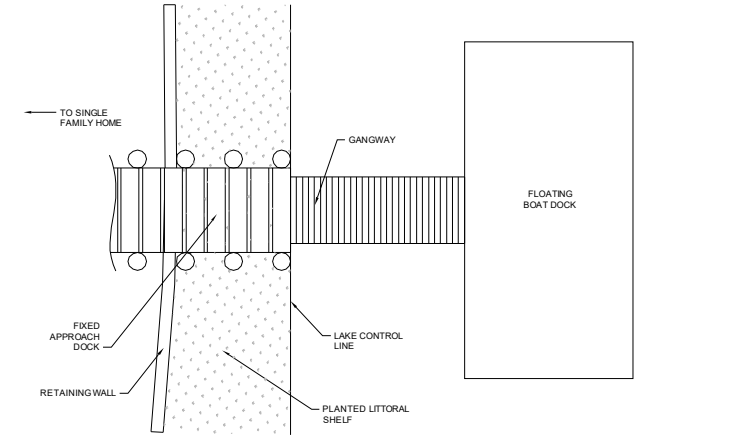
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SHEET NUMBER

3 OF 4

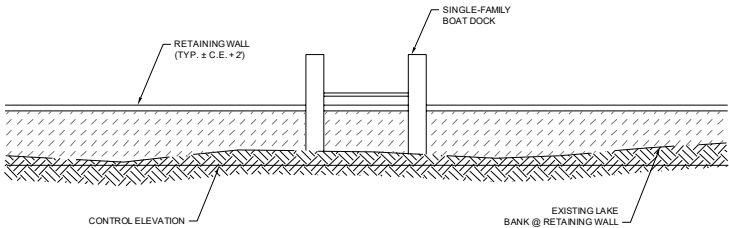
LITTORAL PLANTING SPECIES LIST ¹			
Common Name	Scientific Name	Minimum Container Size	Planting Density (On Center)
Zone 1 – Tree Plantings ²			
Bald cypress	<i>Taxodium distichum</i>	7 gal.	15 ft.
Dahoon holly	<i>Ilex cassine</i>	7 gal.	15 ft.
Laurel oak	<i>Quercus laurifolia</i>	7 gal.	15 ft.
Live oak	<i>Quercus virginiana</i>	7 gal.	15 ft.
Pond apple	<i>Annona glabra</i>	7 gal.	15 ft.
Pop ash	<i>Fraxinus caroliniana</i>	7 gal.	15 ft.
Red maple	<i>Acer rubrum</i>	7 gal.	15 ft.
South Florida slash pine	<i>Pinus elliotii</i> var. <i>densa</i>	7 gal.	15 ft.
Swamp bay	<i>Persea palustris</i>	7 gal.	15 ft.
Sweet bay magnolia	<i>Magnolia virginiana</i>	7 gal.	15 ft.
Sweetgum	<i>Liquidambar styraciflua</i>	7 gal.	15 ft.
Zone 1 – Herbaceous Plantings			
Blue Maidencane	<i>Amphicarpum muhlenbergianum</i>	BR	2 ft.
Cordgrass	<i>Spartina bakeri</i>	BR	2 ft.
Golden canna	<i>Canna flaccida</i>	BR	2 ft.
Gulfdune Paspalum	<i>Paspalum monostachyum</i>	2 in.	2 ft.
Maidencane	<i>Panicum hemitomon</i>	BR	2 ft.
Muhly grass	<i>Muhlenbergia capillaris</i>	2 in.	2 ft.
Sawgrass	<i>Cladium jamaicense</i>	2 in.	2 ft.
Soft rush	<i>Juncus effusus</i>	BR	2 ft.
Swamp lily	<i>Crinum americanum</i>	BR	2 ft.
Water hyssop	<i>Bacopa</i> spp.	BR	2 ft.
Zone 2 – Herbaceous Plantings			
Arrowhead	<i>Sagittaria lancifolia</i>	BR	2 ft.
Blue flag iris	<i>Iris virginicus</i>	BR	2 ft.
Bulrush	<i>Scirpus</i> spp.	BR	2 ft.
Cordgrass	<i>Spartina bakeri</i>	BR	2 ft.
Golden canna	<i>Canna flaccida</i>	BR	2 ft.
Maidencane	<i>Panicum hemitomon</i>	BR	2 ft.
Pickernelweed	<i>Pontederia cordata</i>	BR	2 ft.
Sawgrass	<i>Cladium jamaicense</i>	2 in.	2 ft.
Soft rush	<i>Juncus effusus</i>	BR	2 ft.
Spikerush	<i>Eleocharis</i> spp.	BR	2 ft.
Water hyssop	<i>Bacopa</i> spp.	BR	2 ft.
Zone 3 – Herbaceous Plantings			
Arrowhead	<i>Sagittaria lancifolia</i>	BR	2 ft.
Bulrush	<i>Scirpus</i> spp.	BR	2 ft.
Fireflag	<i>Thalia geniculata</i>	BR	2 ft.
Pickernelweed	<i>Pontederia cordata</i>	BR	2 ft.
Soft rush	<i>Juncus effusus</i>	BR	2 ft.
Spikerush	<i>Eleocharis</i> spp.	BR	2 ft.
Zone 4 – Herbaceous Plantings			
Fireflag	<i>Thalia geniculata</i>	BR	2 ft.
Floating-hearts	<i>Nymphaeodes aquatica</i>	BR	2 ft.
Spatter-Dock	<i>Nyphar luteum</i>	BR	2 ft.
Waterlily	<i>Nymphaea odorata</i>	BR	2 ft.

¹Littoral plantings must include a minimum of four different native herbaceous plant species. Additional native species may be included in the planting list prior to DO approval.
²Native wetland trees may be substituted for up to 25 percent of the total number of herbaceous plants required. One tree (minimum 10-foot height, 2-inch caliper, 4-foot spread) may be substituted for 100 herbaceous plants.
BR – bare root



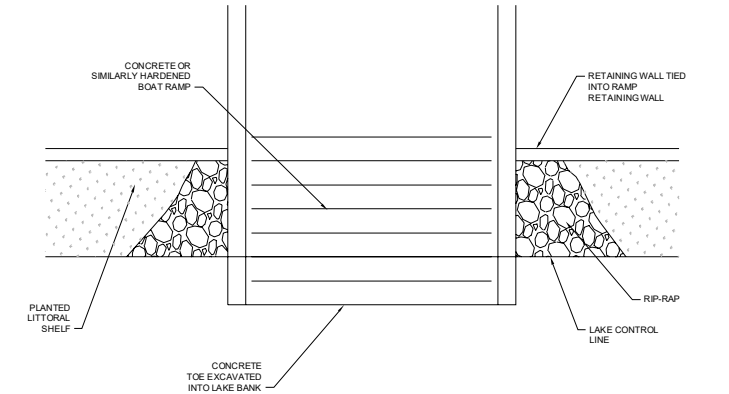
TYPICAL SINGLE-FAMILY DOCK @ RETAINING WALL
(PLAN VIEW)

N.T.S.



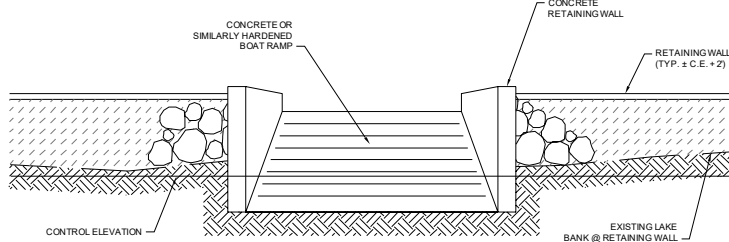
TYPICAL SINGLE-FAMILY DOCK @ RETAINING WALL
(PROFILE VIEW)

N.T.S.



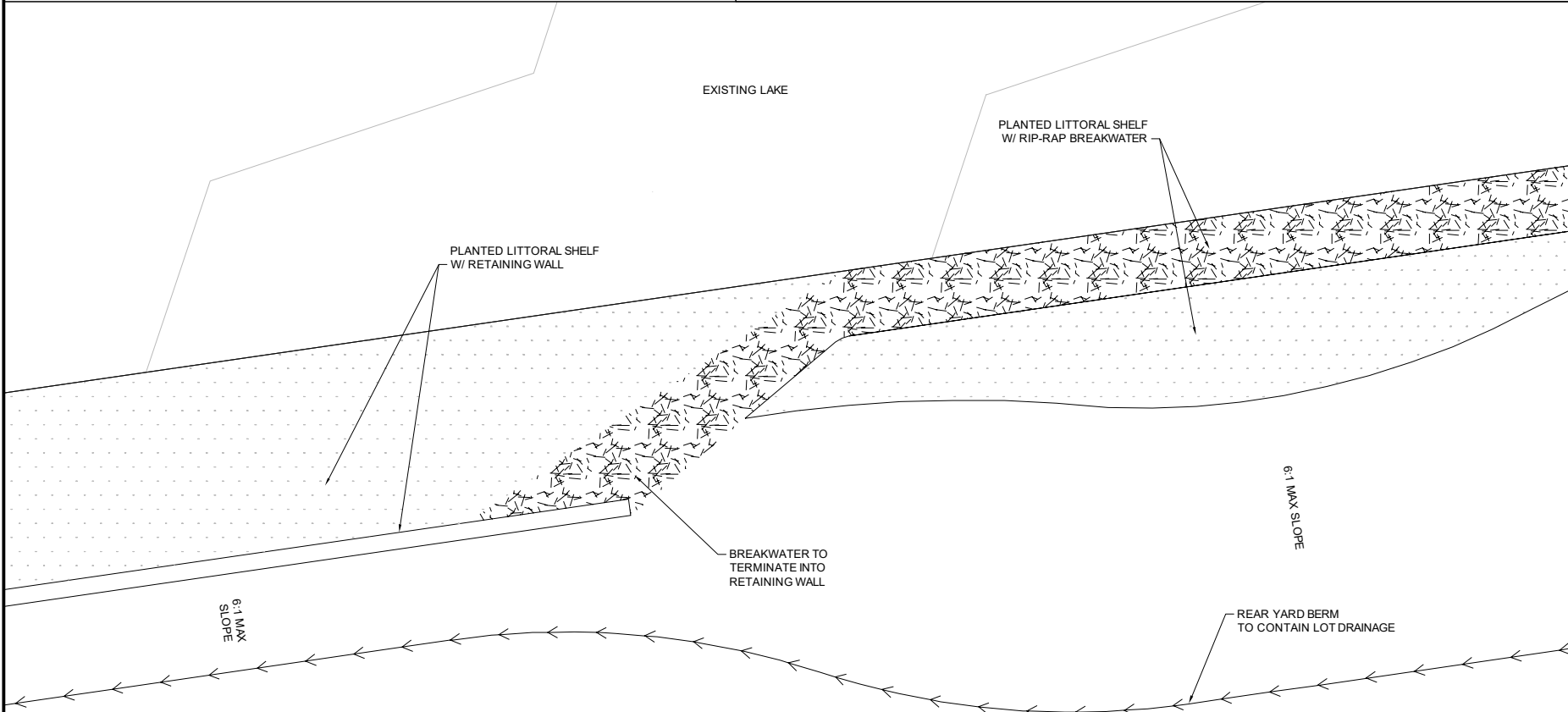
TYPICAL BOAT RAMP @ RETAINING WALL
(PLAN VIEW)

N.T.S.



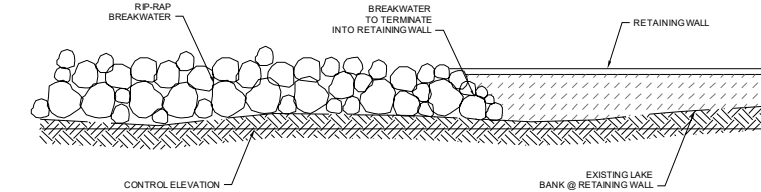
TYPICAL BOAT RAMP @ RETAINING WALL
(PROFILE VIEW)

N.T.S.



BREAKWATER TO RETAINING WALL TRANSITION
(PLAN VIEW)

N.T.S.



BREAKWATER TO RETAINING WALL TRANSITION
(PROFILE VIEW)

N.T.S.

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PROJECT DESCRIPTION



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LOCATION: J:\23526\DWG\ZONING\2019\

PLOT DATE: TUE, 5-21-2019 - 9:18 AM

PLOT BY: TIM GAVIN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4/1/2019	INTERNAL GATE
5/21/2019	WILDBLUE LAKE SOUTH LAKE BANK

PLAN STATUS

MASTER CONCEPT
PLAN
TYPICAL SECTIONS

PROJECT / FILE NO.

SHEET NUMBER

23675

4 OF 4