DEVELOPMENT ORDER PLANS FOR

WILDWOOD PRESERVE

LOCATED IN LEE COUNTY

SECTION 25, TOWNSHIP 47 SOUTH, RANGE 25 EAST

PROPERTY OWNER

MAXWELL LAND ACQUISITIONS, LLC
1085 BUSINESS LANE, SUITE 10
NAPLES, FLORIDA 34110
TEL: (239) 633-0784

PROPERTY INFORMATION

STRAP NUMBERS

25-47-25-B3-01300 0010	25-47-25-B3-01300.0320	25-47-25-B3-01300 0450
25-47-25-B3-01300 0020	25-47-25-B3-01300.0330	25-47-25-B3-01300 0460
25-47-25-B3-01300 0030	25-47-25-B3-01300.0340	25-47-25-B3-0130K 00CE
25-47-25-B3-01300 0040	25-47-25-B3-01300.0350	25-47-25-B3-0130F 00CE
25-47-25-B3-01300 0050	25-47-25-B3-01300.0470	25-47-25-B3-0130H 00CE
25-47-25-B3-01300 0060	25-47-25-B3-01300.0480	25-47-25-B3-0130G 00CE
25-47-25-B3-01300 0070	25-47-25-B3-0130B 00CE	25-47-25-B3-015OS.02CE
25-47-25-B3-01300 0080	25-47-25-B3-0130A 00CE	25-47-25-B3-015RD.01CE
25-47-25-B3-01300 0090	25-47-25-B3-0130J 00CE	25-47-25-B3-01500 0080
25-47-25-B3-01300 0100	25-47-25-B3-0130D 00CE	25-47-25-B3-01500 0090
25-47-25-B3-01300 0110	25-47-25-B3-0130E 00CE	25-47-25-B3-01500 0100
25-47-25-B3-01300 0120	25-47-25-B3-0130C.00CE	25-47-25-B3-01500 0110
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25-47-25-B3-01300 0250	25-47-25-B3-01300.0380	25-47-25-B3-01500 0020
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25-47-25-B3-01300 0290	25-47-25-B3-01300.0420	25-47-25-B3-01500 0060
25-47-25-B3-01300 0300	25-47-25-B3-01300.0430	25-47-25-B3-01500 0070
25-47-25-B3-01300 0310	25-47-25-B3-01300.0440	

ZONIING

RPD/RSA
RPD Z03-05
ADD 04-205
PD 16-32779-BOS

FLOOD ZONE

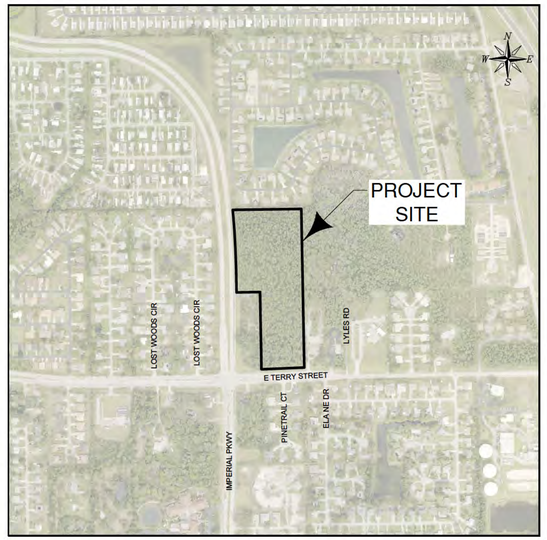
THIS PARCEL L ES IN FLOOD ZONE "X" BASED ON FEMA F.I.R.M. MAP PANEL 12071C0657F, DATED AUGUST 8, 2008.

PROJECT DATUM

STATE PLANE FLORIDA WEST ZONE NAD1983
NORTH AMERICAN VERTICAL DATUM (NAVD) 1988

VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

INDEX OF SHEETS

1 COVER
2 EXISTING CONDITIONS MAP, CLEARING & DEMOLITION PLAN
3 GENERAL NOTES AND TABLES
4 MASTER DRAINAGE PLAN AND ENTRY DETAIL
~~5 MASTER UTILITY PLAN~~
6 WILDWOOD LANE PLAN AND PROFILE (STA 0+00 TO STA 9+00)
7 WILDWOOD LANE PLAN & PROFILE (STA 9+00 TO END)
8 LOT GRADING PLAN
9 CROSS SECTIONS
10 PAVING AND DRAINAGE DETAILS
~~11 BONITA SPRINGS UTILITIES POTABLE WATER DETAILS~~
~~12 BONITA SPRINGS UTILITIES WASTE WATER DETAILS~~
13 EROSION CONTROL PLAN & DETAILS

J.R. EVANS ENGINEERING
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ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVANSENGINEERING.COM

DATUM NOTE:

ALL ELEVATIONS REFERENCE NAVD-88 VERTICAL DATUM.
APPROX MATE CONVERSION TO NGVD-29: 0.00 FT-NAVD = 1.21 FT-NGVD
LICENSED SURVEYOR SHALL CONFIRM ANY DATUM CONVERSIONS.

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J.R. EVANS ENGINEERING

WILDWOOD PRESERVE

COVER

#	DATE	PLAN REVISIONS
1	12/09/17	1st SUBMITTAL (2016-12-05) REVISED PER SFWMD

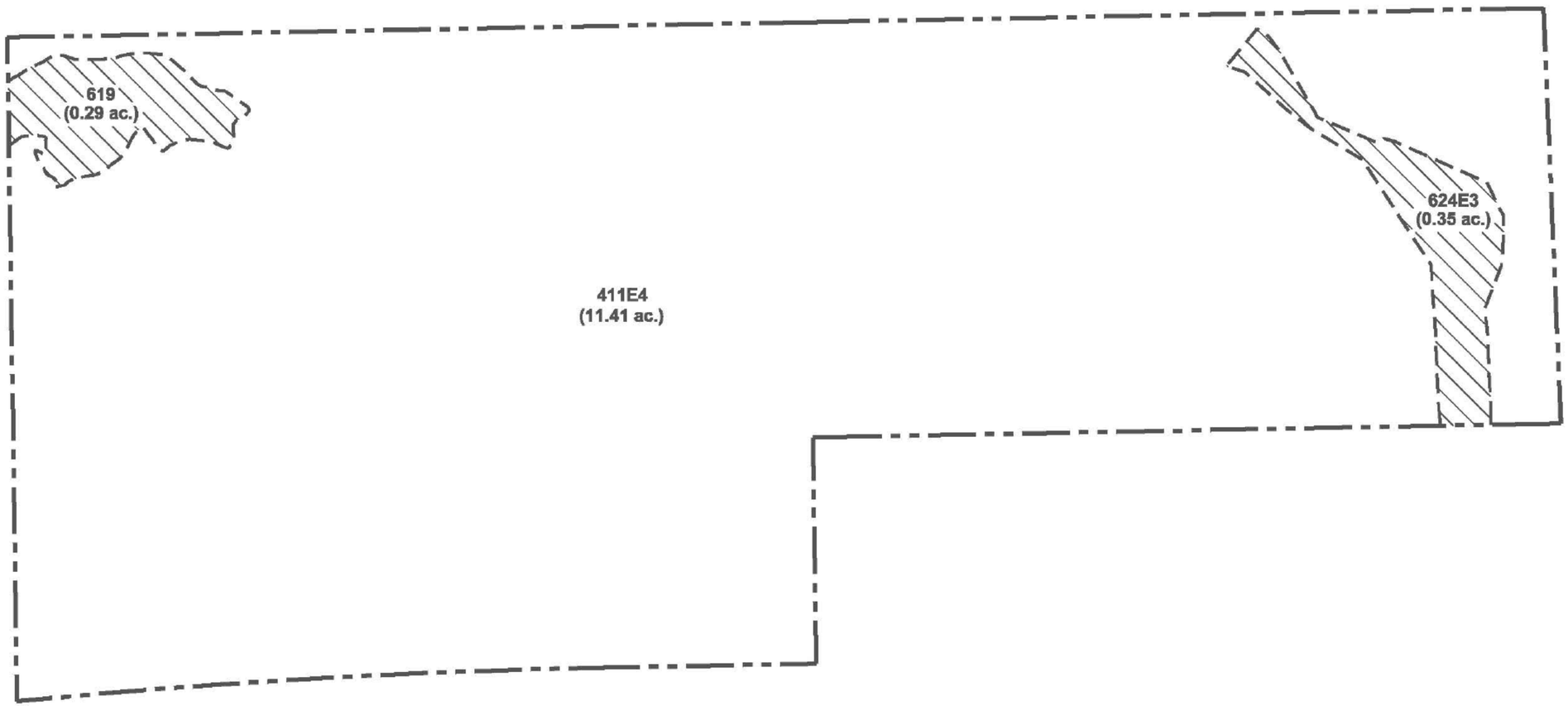
CHRISTOPHER R. MITCHELL P.E.
FL LICENSE NO. 56740
FL COA # 29226

PROJECT #: 16816-01

SHEET: 1

P:\LAND 2016\16816 DR HORTON\16816-01 WILDWOOD PRESERVE-ZONING-PLATTING-DO\01 DRAWINGS\SUBMITTAL\DO\CURRENT PLANS\16816-01-COVER-AERIAL.DWG 12/13/2016 3:27 PM

SECTION: 25
TOWNSHIP: 47 S
RANGE: 25 E



FLUCCS	Description	Acreage
411E4	Pine Flatwoods Invaded by Exotics (76-90%)	11.41 ac.
619	Exotic Wetland Hardwoods	0.29 ac.
624E3	Cypress - Pine Invaded by Exotics (51-75%)	0.35 ac.
	Total	12.05 ac.

Potential Jurisdictional Wetlands (0.64 ac.)

Notes:
1. Property boundary provided by J.R. Evans Engineering P.A.
2. Mapping based on photointerpretation of 2016 aerial photography and ground truthing in September 2016.
3. Extents of jurisdictional wetlands are approximate and were digitized from SFWMD Permit No. 36-04371-P.
4. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

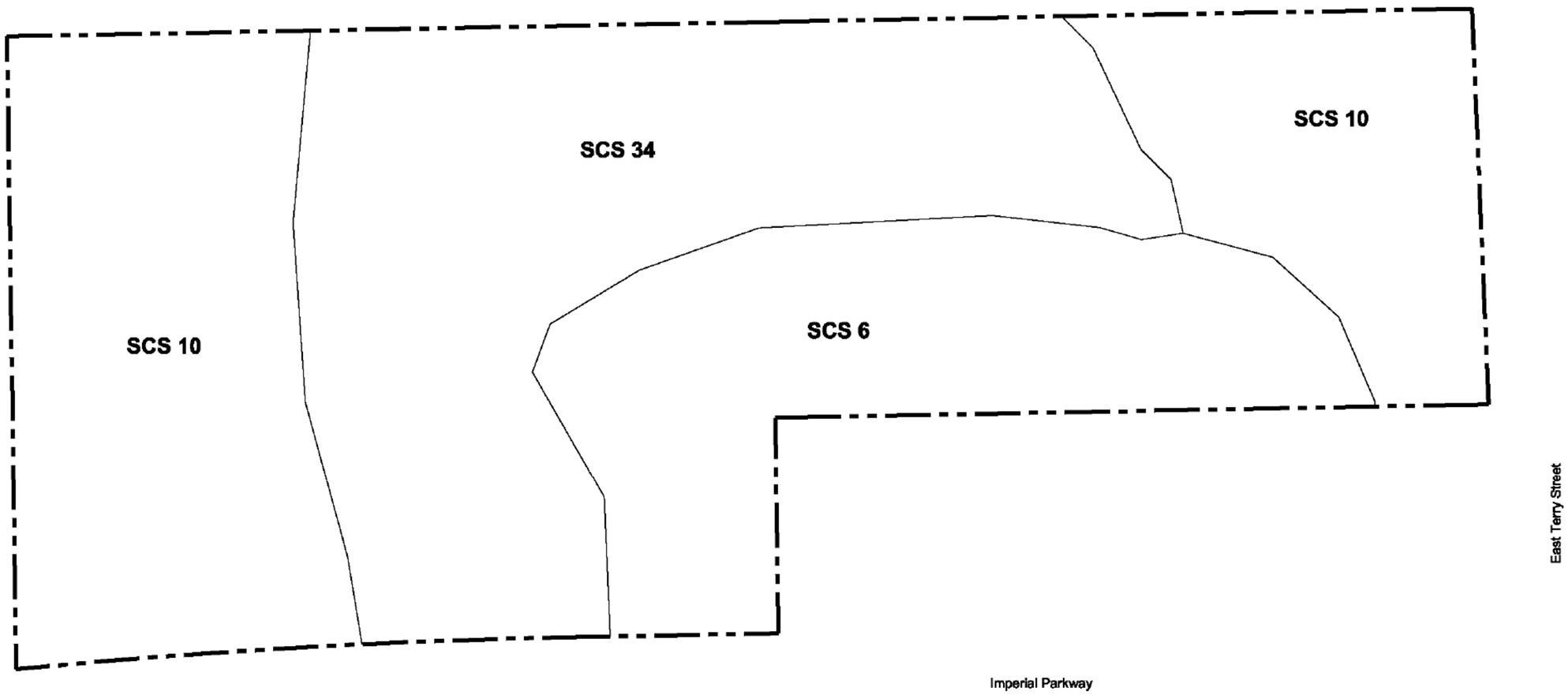
November 16, 2016 9:49:29 a.m.
Drawing: DRHOR184PLAN.DWG

Exhibit C.1.1 - Wetland Map

Wildwood Preserve

W. DEXTER BENDER & ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680

SECTION: 25
TOWNSHIP: 47 S
RANGE: 25 E



Soil Legend
SCS 06 - Hallandale fine sand
SCS 10 - Pompano fine sand
SCS 34 - Malabar fine sand

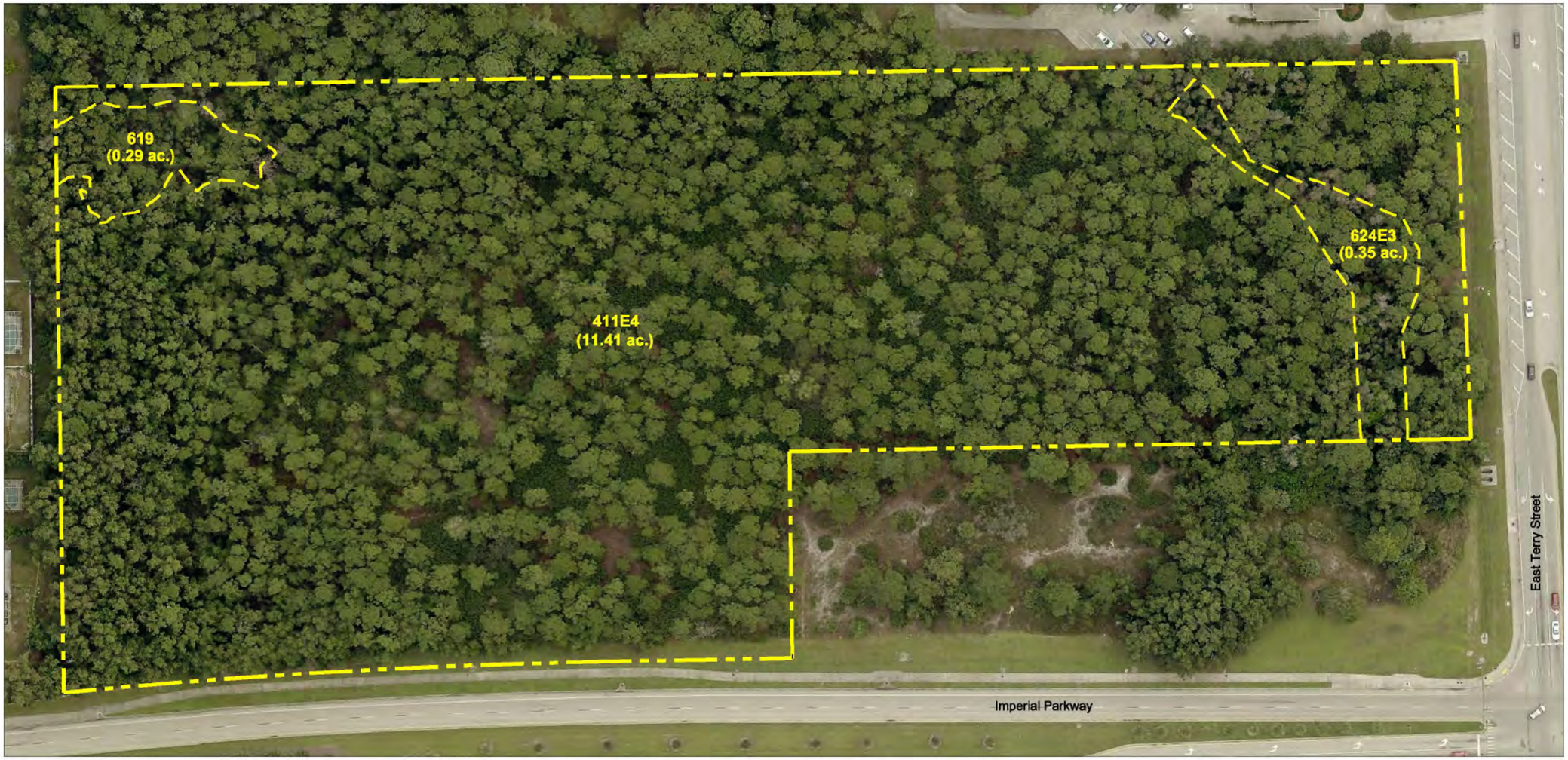
Notes:
1. Property boundary provided by J.R. Evans Engineering P.A.
2. Soils information obtained from the Florida Geographic Data Library.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

November 16, 2016 9:49:29 a.m.
Drawing: DRHOR184PLAN.DWG

Exhibit C.1.8 - Soils Map	Wildwood Preserve	W. DEXTER BENDER & ASSOCIATES, INC. ENVIRONMENTAL & MARINE CONSULTING FORT MYERS 239-334-3680

SECTION: 25
TOWNSHIP: 47 S
RANGE: 25 E



0 50 100
SCALE FEET

FLUCCS	Description	Acreage
411E4	Pine Flatwoods Invaded by Exotics (76-90%)	11.41 ac.
619	Exotic Wetland Hardwoods	0.29 ac.
624E3	Cypress - Pine Invaded by Exotics (51-75%)	0.35 ac.
	Total	12.05 ac.

Notes:
1. Property boundary provided by J.R. Evans Engineering P.A.
2. Mapping based on photointerpretation of 2016 aerial photography and ground truthing in September 2016.
3. Extents of jurisdictional wetlands are approximate and were digitized from SFWMD Permit No. 36-04371-P.
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PERMIT USE ONLY, NOT FOR CONSTRUCTION

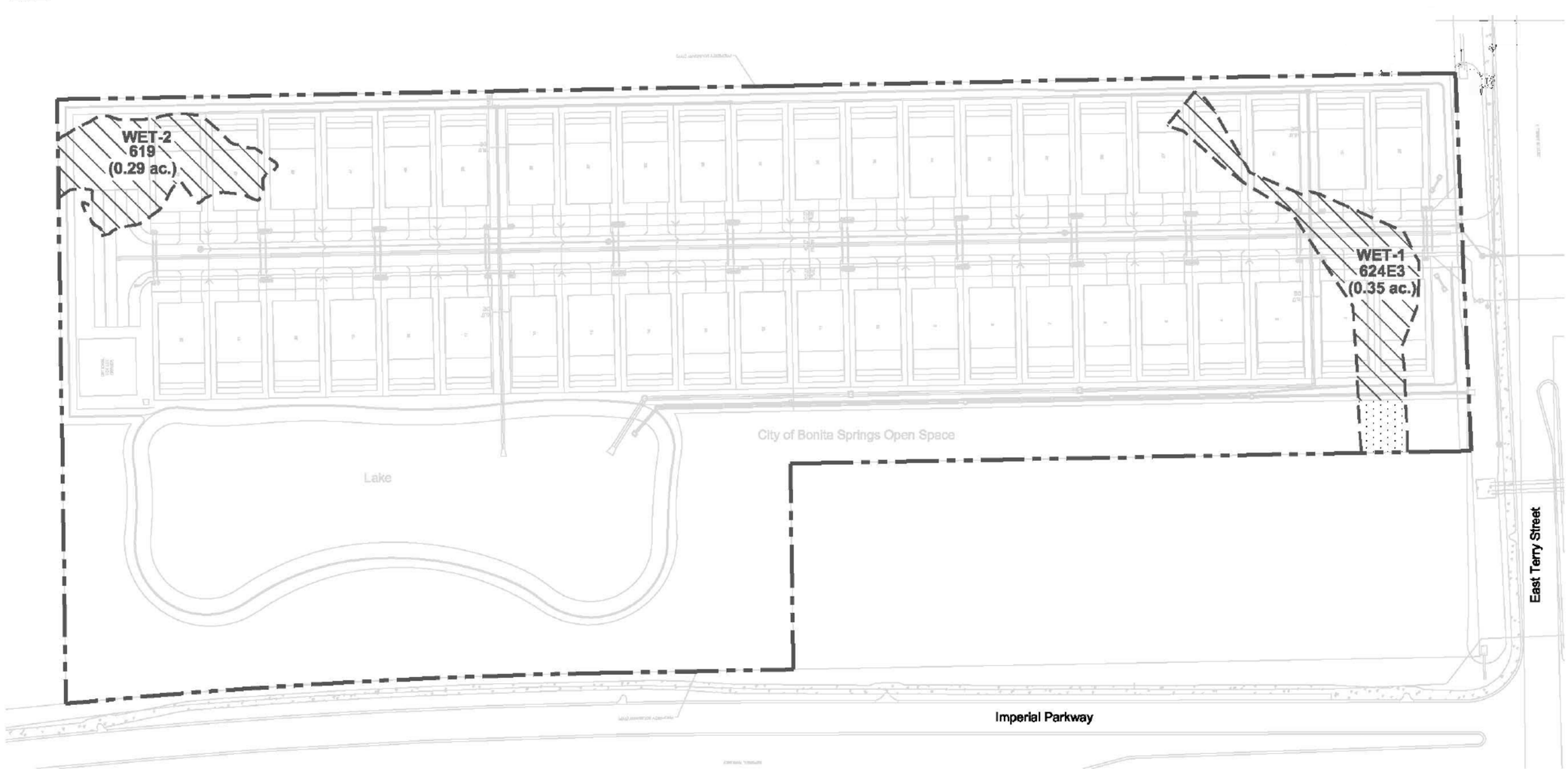
November 16, 2016 9:49:29 a.m.
Drawing: DRHOR184PLAN.DWG

Exhibit C.1.9 - Vegetation Map

Wildwood Preserve

W. DEXTER BENDER & ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680

SECTION: 25
TOWNSHIP: 47 S
RANGE: 25 E



FLUCCS	Description	Acreage
619	Exotic Wetland Hardwoods	0.29 ac.
624E3	Cypress - Pine Invaded by Exotics (51-75%)	0.35 ac.
	Total	0.64 ac.

Potential Jurisdictional Wetlands Fill (0.60 ac.)

Potential Jurisdictional Wetlands Secondary Impacts (0.04 ac.)

Notes:
1. Property boundary provided by J.R. Evans Engineering P.A.
2. Mapping based on photointerpretation of 2016 aerial photography and ground truthing in September 2016.
3. Extents of jurisdictional wetlands are approximate and were digitized from SFWMD Permit No. 36-04371-P.
4. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

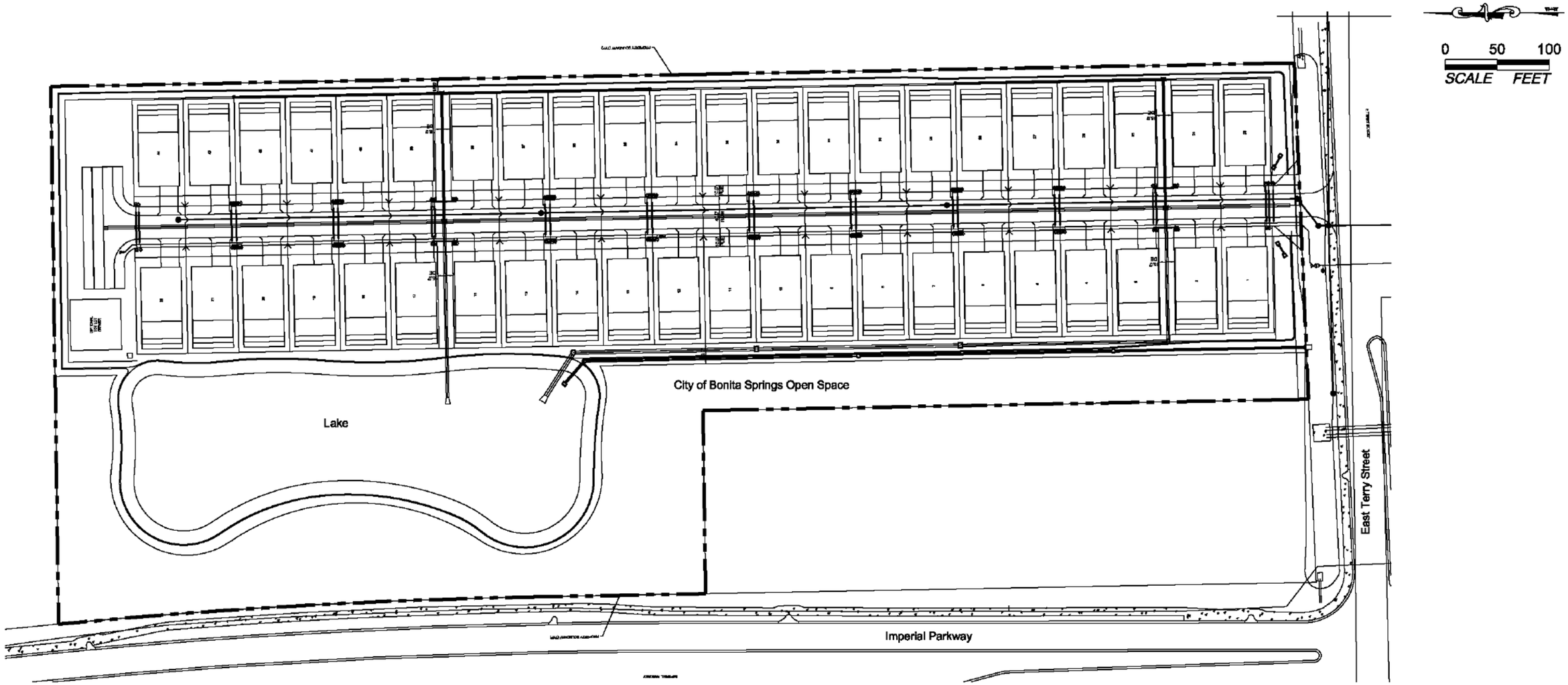
November 18, 2016 9:46:09 a.m.
Drawing: DRHOR184IMPACT.DWG

Exhibit C.3.1 - Wetland Impact Map

Wildwood Preserve

W. DEXTER BENDER & ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680

SECTION: 25
TOWNSHIP: 47 S
RANGE: 25 E



Notes:
1. Property boundary provided by J.R. Evans Engineering P.A.
2. Mapping based on photointerpretation of 2016 aerial photography and ground truthing in September 2016.
3. Extents of jurisdictional wetlands are approximate and were digitized from SFWMD Permit No. 36-04371-P.
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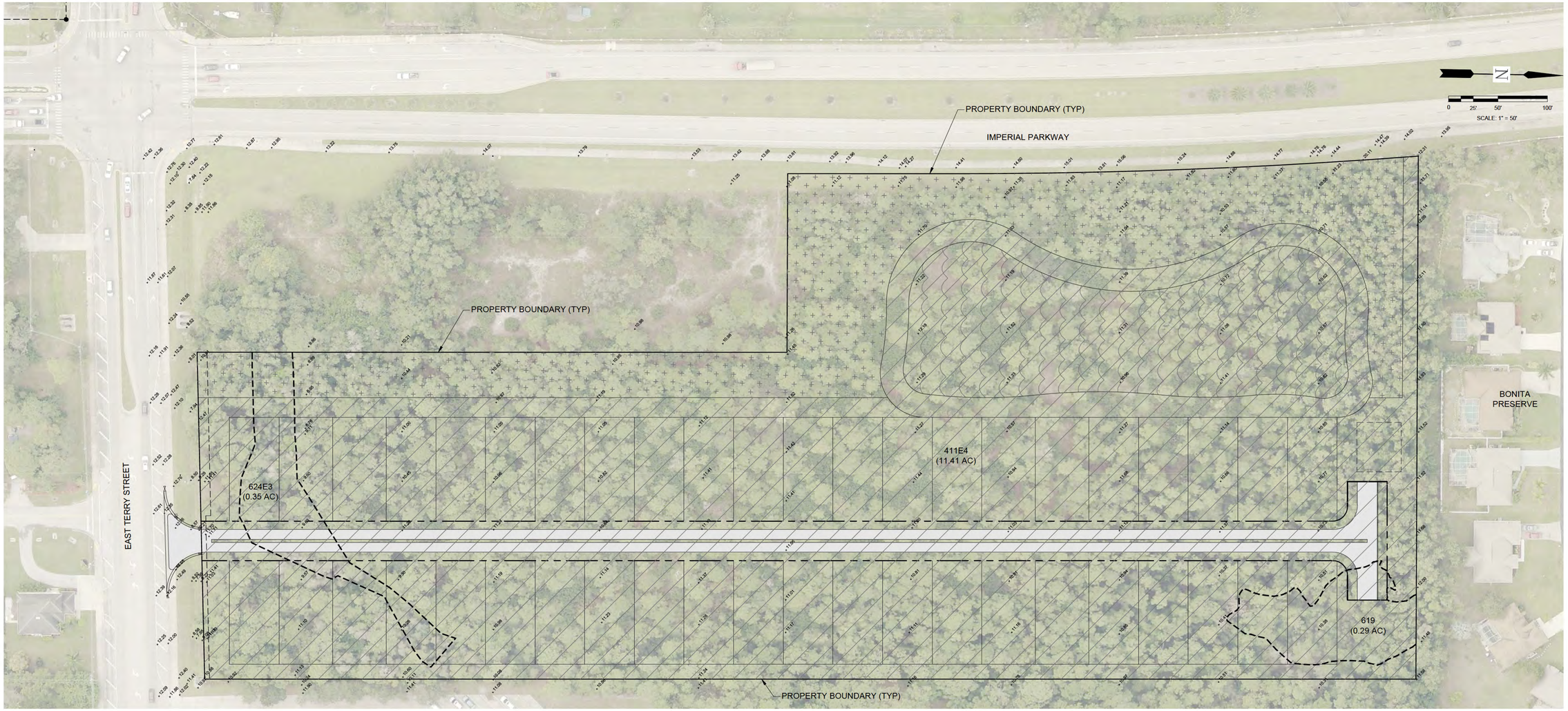
PERMIT USE ONLY, NOT FOR CONSTRUCTION

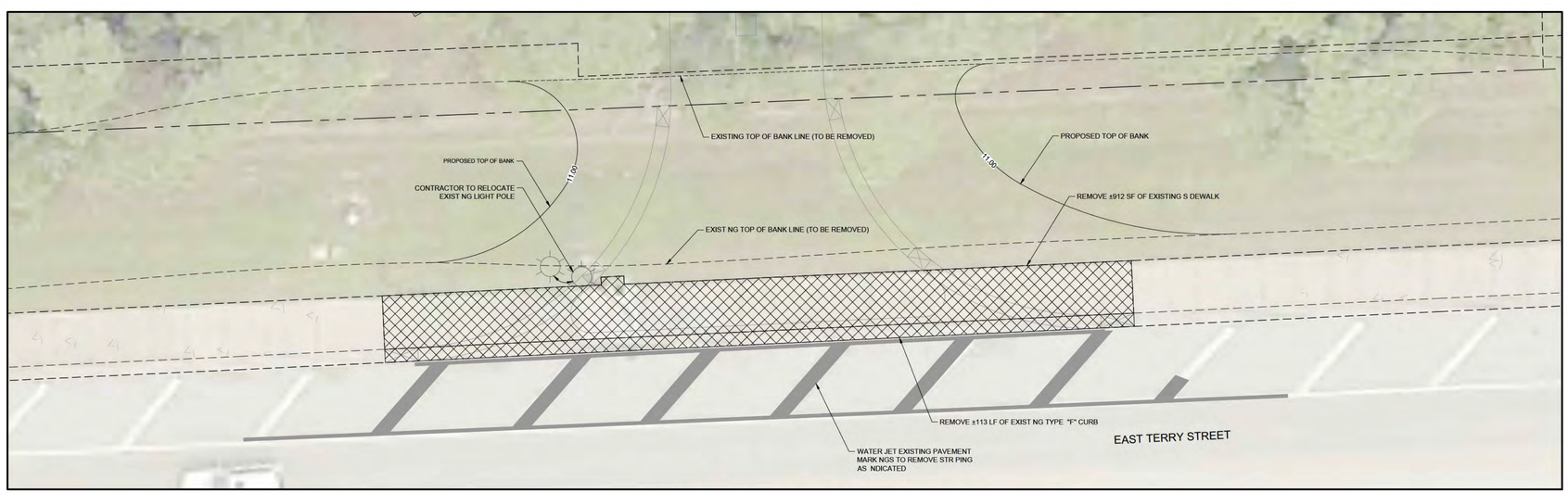
November 18, 2016 9:46:40 a.m.
Drawing: DRHOR184PROPCON.DWG

Exhibit C.3.1.b - Proposed Conditions Map

Wildwood Preserve

W. DEXTER BENDER & ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680





DEMOLITION PLAN ENLARGEMENT

SCALE: 1" = 10'

FLUCCS CODE

FLUCCS	DESCRIPTION	ACREAGE:
411E4	PINE FLATWOODS NVADED BY EXOTICS (76-90%)	11.41 AC
619	EXOTIC WETLAND HARDWOODS	0.29 AC
624E3	CYPRESS - PINE INVADED BY EXOTICS (51-75%)	0.35 AC
	TOTAL:	12.05 AC

LEGEND

- CLEAR NG L MITS: 9.86 AC
- LAKE AREA: 1 31 AC
- UPLAND PRESERVE AREA: 2.19 AC

DATUM NOTE:

ALL ELEVATIONS REFERENCE NAVD-88 VERTICAL DATUM.
APPROXIMATE CONVERSION TO NGVD-29: 0.00 FT-NAVD = 1 21 FT-NGVD
LICENSED SURVEYOR SHALL CONF RM ANY DATUM CONVERSIONS.

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J.R. EVANS ENGINEERING

WILDWOOD PRESERVE

EXISTING CONDITIONS MAP, CLEARING & DEMOLITION PLAN

#	DATE	PLAN REVISIONS
1	12/08/17	REVISED PER SFWMD

1st SUBMITTAL (2016-12-05)

CHRISTOPHER R. MITCHELL P.E.
FL. LICENSE NO. 56740
FL. COA # 29226

PROJECT #: 16816-01

SHEET: 2

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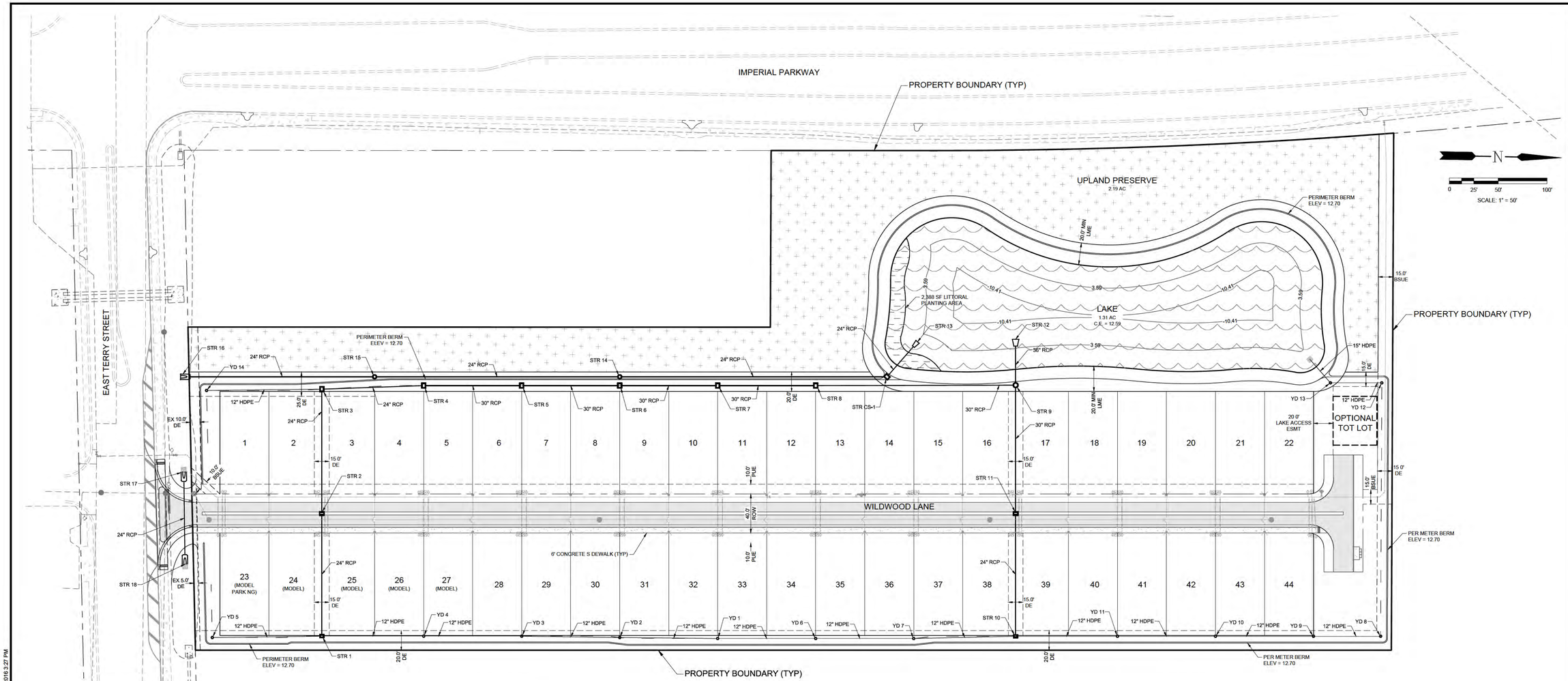

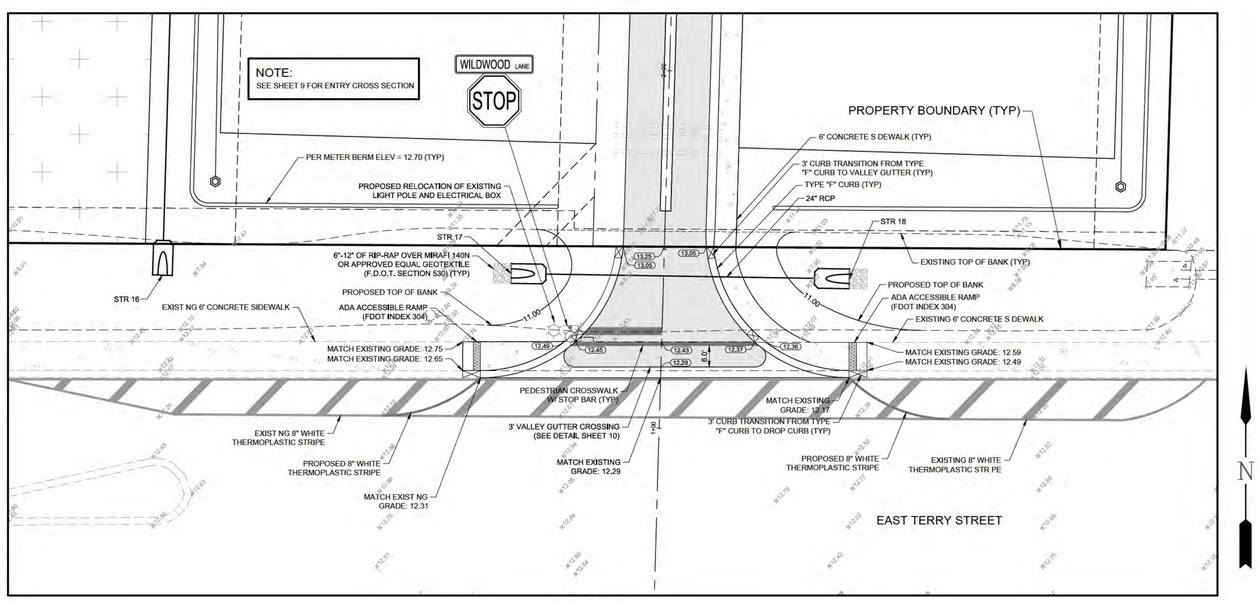

ENTRY DETAIL

SCALE: 1" = 20'

DATUM NOTE:

ALL ELEVATIONS REFERENCE NAVD-88 VERTICAL DATUM. APPROXIMATE CONVERSION TO NGVD-29: 0.00 FT-NAVD = 1.21 FT-NGVD LICENSED SURVEYOR SHALL CONFIRM ANY DATUM CONVERSIONS.

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WWW.JREVANSENGINEERING.COM

J.R. EVANS ENGINEERING

WILDWOOD PRESERVE

MASTER DRAINAGE PLAN AND ENTRY DETAIL

#	DATE	PLAN REVISIONS
1	12/09/17	1st SUBMITTAL (2016-12-06) REVISED PER SFWMD

CHRISTOPHER R. MITCHELL P.E.
FL. LICENSE NO. 56740
FL. COA # 29226

PROJECT #: 16816-01

SHEET: 4

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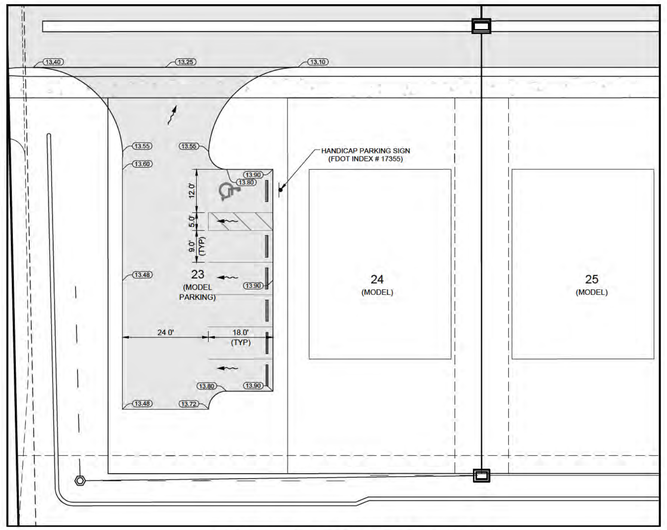
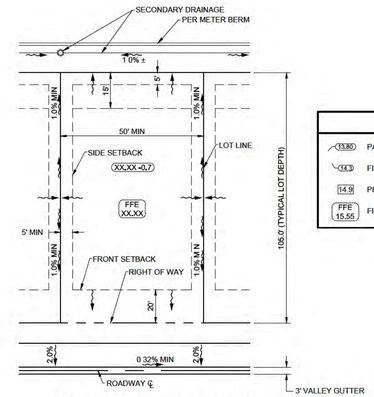


OPTIONAL MODEL PARKING LOT

SCALE: 1" = 20'



TYPICAL LOT GRADING

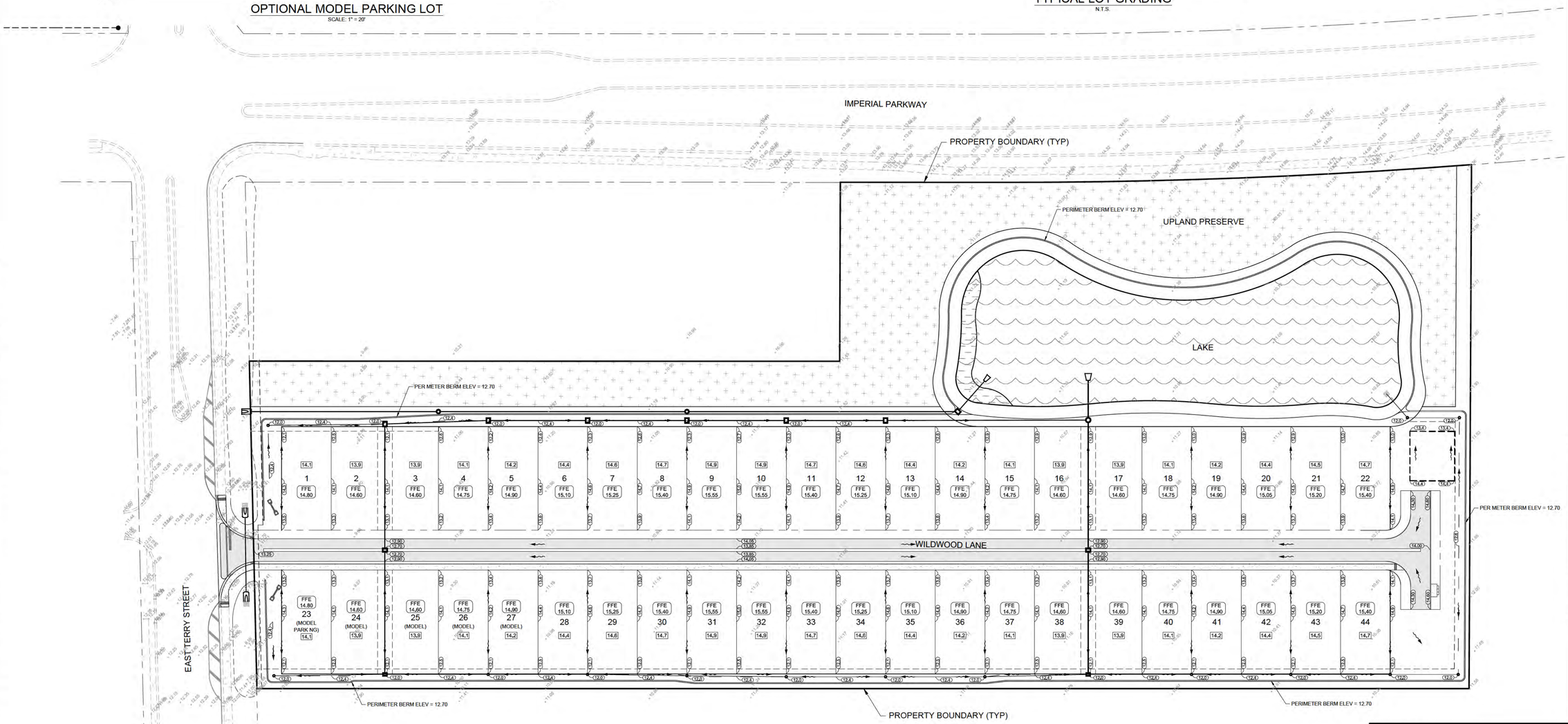
N.T.S.

SCALE: 1" = 50'

LEGEND	
13.80	PAVEMENT GRADE
14.9	FINISHED LOT GRADE
14.9	PRIOR TO HOME CONSTRUCTION GRADE
FFE 15.55	FINISH FLOOR ELEVATION

NOTES

1. LOT GRADE PRIOR TO HOME CONSTRUCTION IS FINISHED FLOOR M NUS 8" ROUNDED TO THE NEAREST TENTH.
2. HIGH POINT OF S DE YARD SWALE IS 52 5' FEET FROM RIGHT-OF-WAY UNLESS OTHERWISE NDICATED.
3. M N MUM SLOPE FOR S DE YARD SWALE SHALL BE 1.0%. SLOPES ARE NDICATED N AREAS WHERE MIN. SLOPE IS NOT ATTAINED.
4. ALL GRADES ARE TO TOP OF SOD.



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WWW.JREVANSENGINEERING.COM

J.R. EVANS ENGINEERING

WILDWOOD PRESERVE

LOT GRADING PLAN

#	DATE	PLAN REVISIONS
1	12/09/17	REVISED PER SFWMD

1st SUBMITTAL (2016-12-05)

CHRISTOPHER R. MITCHELL P.E.
FL. LICENSE NO. 56740
FL. COA # 29226

PROJECT #: 16816-01

SHEET: 8

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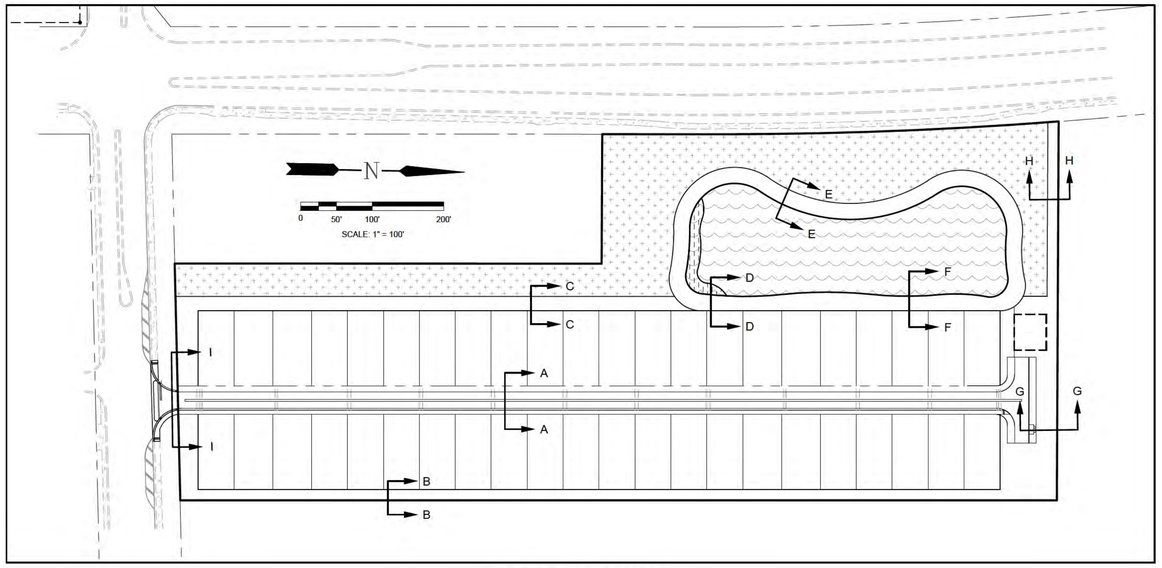
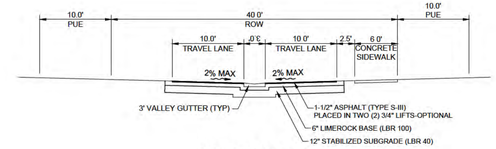


CROSS SECTION MAP



SECTION A-A

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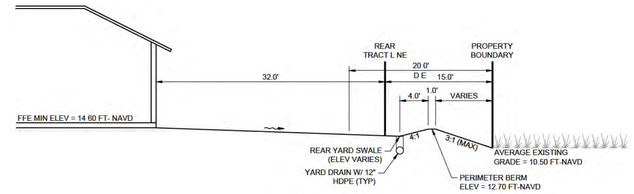

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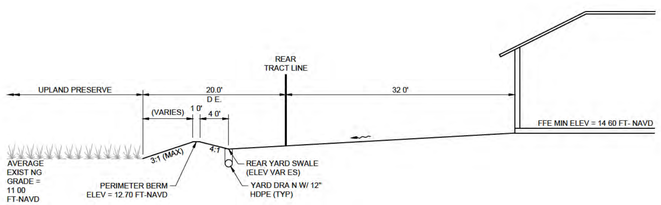

SECTION C-C

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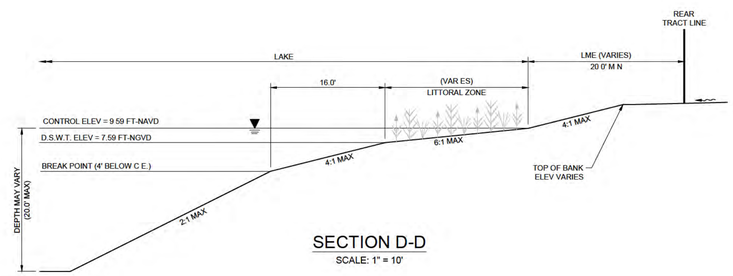

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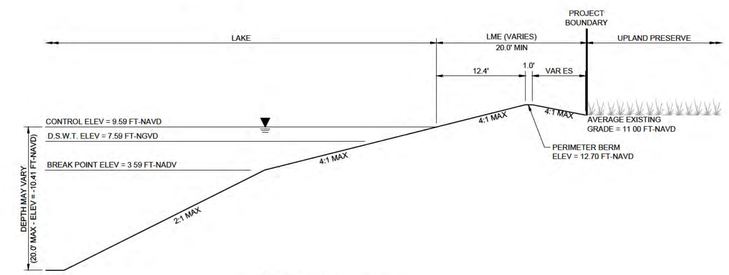

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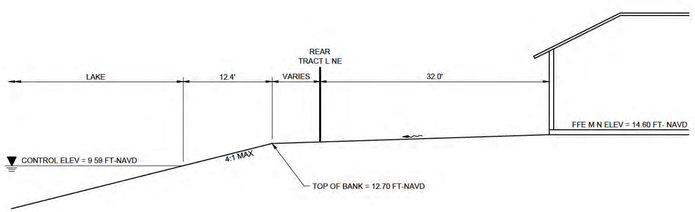

SECTION F-F

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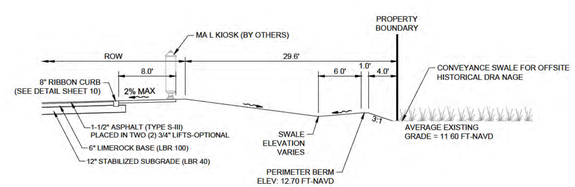
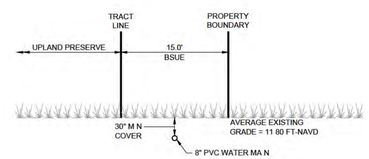


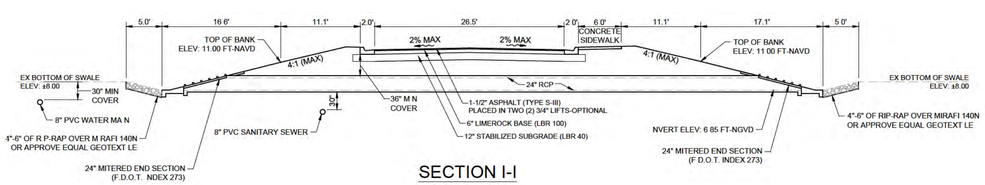
SECTION G-G

SCALE: 1" = 10'



SECTION H-H

SCALE: 1" = 10'



SECTION I-I

SCALE: 1" = 10'

DATUM NOTE:

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APPROX MATE CONVERSION TO NGVD-29: 0.00 FT-NAVD = 1.21 FT-NGVD
LICENSED SURVEYOR SHALL CONFIRM ANY DATUM CONVERSIONS.

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J.R. EVANS ENGINEERING

WILDWOOD PRESERVE

CROSS SECTIONS

#	DATE	PLAN REVISIONS
		1st SUBMITTAL (2016-12-05)
1	12/09/17	REVISED PER SFWMD

CHRISTOPHER R. MITCHELL P.E.
FL. LICENSE NO. 56740
FL. COA # 29226

PROJECT #: 16816-01

SHEET: 9

P:\LAND 2015\168. DR HORTON\16816-01 WILDWOOD PRESERVE-ZONING-PLATTING-DO\01 DRAWINGS\SUBMITTAL\DO\CURRENT PLANS\16816-01-XSEC.DWG 12/13/2016 3:28 PM

STORM WATER POLLUTION PREVENTION NOTES

GENERAL REQUIREMENTS

1. INSTALL EROSION CONTROL DEVICES AROUND THE PROJECT BOUNDARY AND AS NEEDED TO PREVENT SO L FROM LEAV NG THE SITE.
2. EROSION CONTROL DEVICES WILL BE BU LT TO PREVENT SOIL FROM LEAVING THE SITE AND SHALL BE INSTALLED PRIOR TO ANY SITE GRUBBING AND/OR DEMOLITION.
3. STAB LIZE ALL PER METER BERMS AND SLOPES TO PROTECT AGAINST EROSION.
4. WRAP INLET GRATES WITH FILTER FABRIC UNTIL THE DRAINAGE AREA TO EACH INLET IS STAB LIZED WITH EITHER PAVEMENT OR SOD.
5. MAINTAIN SILT FENCE, HAY BALES, FILTER FABRIC, AND ALL OTHER EROSION CONTROL DEVICES UNT L STAB LIZATION IS ESTABLISHED TO PREVENT SO L FROM LEAV NG THE SITE.
6. INSTALL ALL EROSION CONTROL DEVICES AS PER F.D.O.T. DESIGN STANDARD
7. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, STABILIZE THE AFFECTED AREA BY WETT NG OR OTHER ACCEPTABLE METHODS.
8. REMOVE ALL SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 NCHES OR ONE-HALF THE DEPTH OF THE S LTATION CONTROL DEVICE.
9. REMOVE SILTATION ACCUMULATIONS IN ANY DRAINAGE PIPE AFFECTED BY CONSTRUCTION ACTIVIT ES ON THE SITE PRIOR TO COMPLETION OF CONSTRUCTION.
10. MAINTAIN ALL BERM ELEVATIONS DURING CONSTRUCTION.
11. LOCATIONS OF EROSION CONTROL DEVICES MAY BE ADJUSTED DUE TO FIELD CONDITIONS.
12. DETA LS REPRESENT TYPICAL MEASURES FOR THE SITUATION DEPICTED. BASED ON SITE CONDITIONS ALL DETAILS MAY NOT BE APPLICABLE TO THE PROJECT. USE APPROPRIATE DETA L FOR SITUATION ENCOUNTERED ON SITE.
13. BARRIERS ARE TO BE HIGHLY VIS BLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT, AND THE STAKES SHALL BE NO MORE THAN 10' APART.
14. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SED MENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MA NTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMA N N PLACE UNT L THE SURROUND NG AREAS ARE ESTABLISHED.
15. THE FOLLOWING M NIMUM REQUIREMENTS ARE RECOMMENDED:

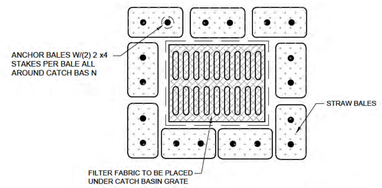
(REFERENCE FLOR DA DEVELOPMENT MANUAL, FDEP, PPS 6-301 TO 6-500

A) BMP 1.01 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
B) BMP 1.05 - STRAW BALE BARR ER
C) BMP 1.06 - S LT FENCE
D) BMP 1.08 - STORM INLET DRA N PROTECTION

16. APPROPRIATE INLET PROTECTION TO PREVENT EROSION IS REQUIRED FOR ALL NLETS THROUGHOUT SITE CONSTRUCTION.

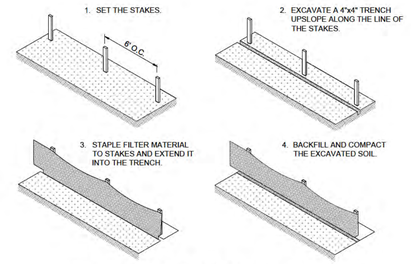
WORK WITHIN PUBLIC RIGHTS-OF-WAY

17. WORK SHALL NOT COMMENCE WHEN A MAJOR RAINFALL EVENT IS PREDICTED N THE LOCAL 10-DAY FORECAST.
18. WORK SHALL BE PHASED AS NEEDED TO LIMIT THE DURATION OF LAND DISTURB NG ACTIVITIES IN ANY WORK ZONE TO 10 CALENDAR DAYS OR LESS, EXCEPT AS OTHERWISE STATED BELOW
19. SLOPES 4:1 TO 3:1 SHALL BE STABILIZED WITH STABILIZED SOD
20. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH R P-RAP, AS SHOWN ON THE PLANS.
21. SLOPES SHALL BE STABILIZED IMMEDIATELY UPON FINISH GRADING.
22. STORMWATER BMP'S FOR A GIVEN WORK ZONE MAY BE REMOVED IMMEDIATELY FOLLOWING F NAL STABILIZATION.



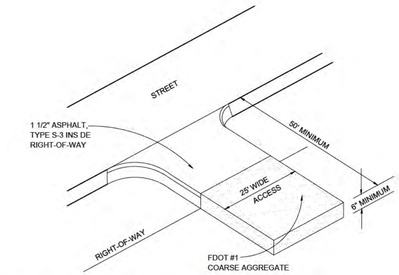
CATCH BASIN PROTECTION DETAIL

N.T.S.



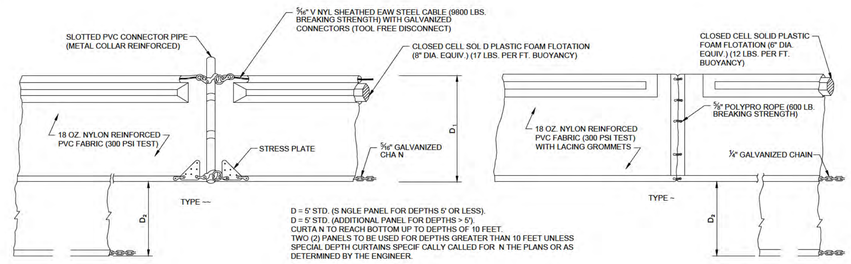
TYPICAL SILT FENCE DETAIL

N.T.S.



GRAVEL OR PAVED CONSTRUCTION ENTRANCE DETAIL (RUBBLE STRIP)

N.T.S.



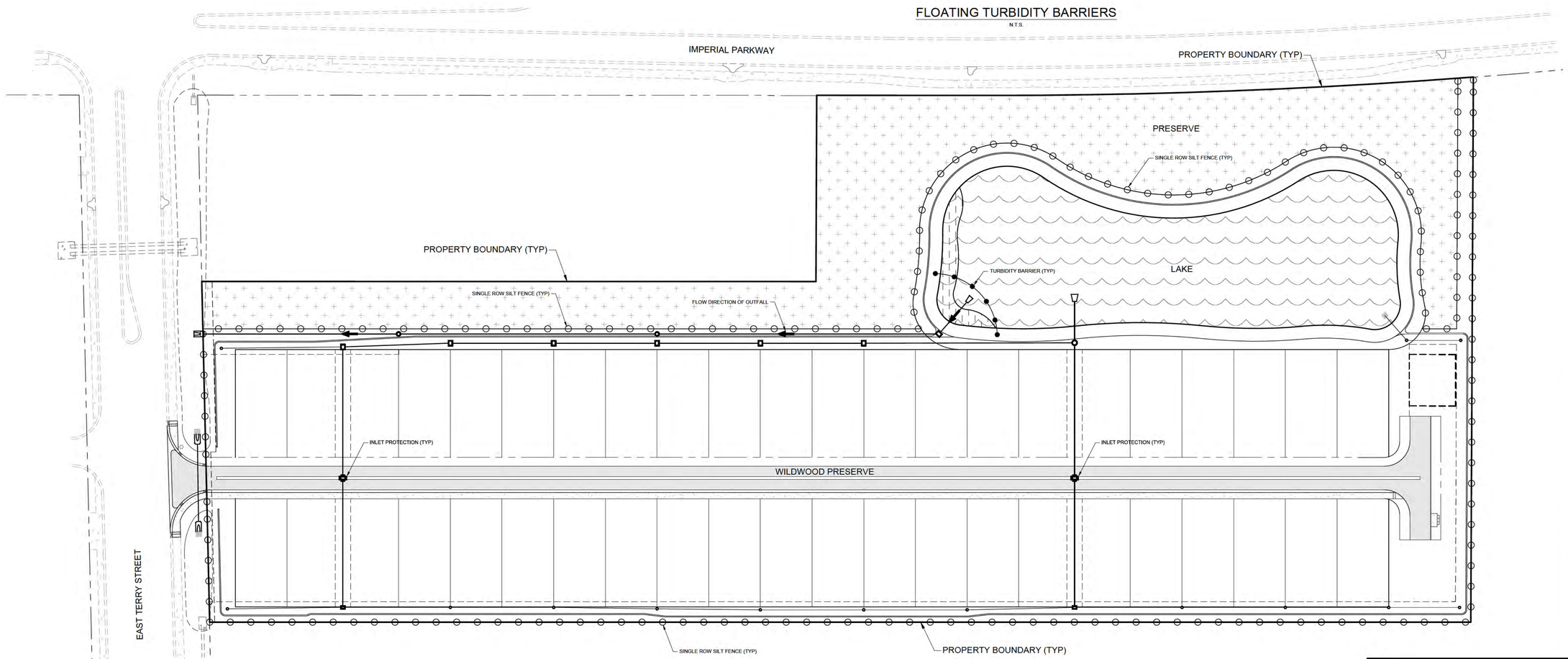
FLOATING TURBIDITY BARRIERS

N.T.S.

N

0 25' 50' 100'

SCALE: 1" = 50'



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WILDWOOD PRESERVE

EROSION CONTROL PLAN & DETAILS

#	DATE	
1	12/06/17	REVISED PER SFWMD
		1st SUBMITTAL (2016-12-05)

CHRISTOPHER R. MITCHELL P.E.
FL. LICENSE NO. 56740
FL. COA # 29226

PROJECT #: 16816-01

SHEET: 13

P:\LAND 2015\168. DR HORTON\16816-01 WILDWOOD PRESERVE-ZONING-PLATTING-DO\01 DRAW NGS\SUBMITTALDO\CURRENT PLANS\16816-01-EROSION-PLAN.DWG 12/13/2016 3:29 PM