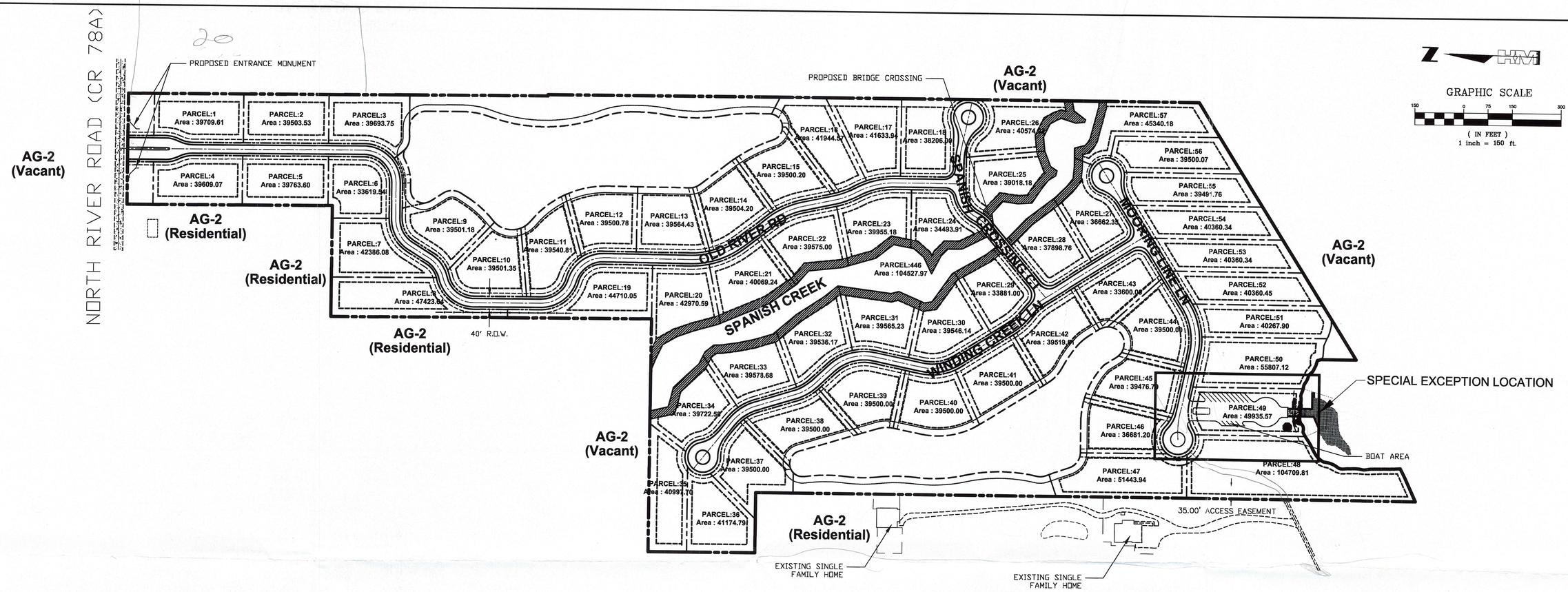


VARIANCES

1) Request for a variance from Sec 10-291(3) which requires more than one means of ingress or egress for residential developments of more than 5 acres, to allow for one means of ingress or egress to North River Road.

SETBACK REQUIREMENTS

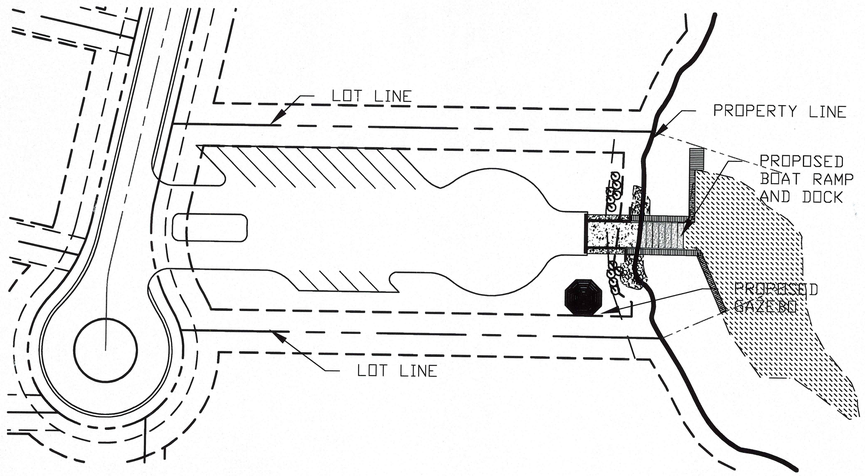
ZONING AG-2
PROPOSED LAND USE: SINGLE FAMILY
MIN. SETBACKS:
FRONT: 25 FT.
REAR: 25 FT.
SIDE: 15 FT.
LAKE: 25 FT.
MAX. LOT COVER: 25%
MINIMUM LOT AREA = 39,500 S.F. (INTERIOR)
33,600 S.F. (CORNER)
MINIMUM LOT WIDTH = 100 FT.
MINIMUM LOT DEPTH = 130 FT.
MAX. BUILDING HEIGHT 35 FT.

UTILITY NOTE

- WATER AND SANITARY SERVICE PROVIDED BY WELL AND SEPTIC DRAIN FIELDS. (TO BE PERMITTED BY THE HOME BUILDER.)

- FIRE PROTECTION TO BE PROVIDED BY WELL ON EACH LOT. HOMES TO BE SPRINKLED.

ALL PROPOSED STREETS TO BE PRIVATELY MAINTAINED



BOAT RAMP DETAIL (VARIANCE LOCATION)
(SEE SHEET 2 FOR DETAILS) SCALE: 1"=50'

LEGEND

- PROPOSED CONSERVATION AREA
- PROPOSED UPLAND BUFFER EASEMENT
- SETBACK LINE
- PROPERTY LINE
- LOT LINES
- LAKE MANAGEMENT EASEMENT
- LAKE LINE
- R.O.W. LINE

RECEIVED
OCT 29 2009

SER 2008-00098 +
VAR 2008-00059

LETTER	REVISIONS	DATE
5		
4		
3		
2		
1	-	-

RIVERWOOD ESTATES

RIVERWOOD ESTATES, LLC.
LEE COUNTY, FLORIDA

DESIGNED BY C.L.K.	DATE 11/17/07
DRAWN BY J.J.H.	DATE 11/17/07
CHECKED BY C.L.K.	DATE 11/17/07
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 150'

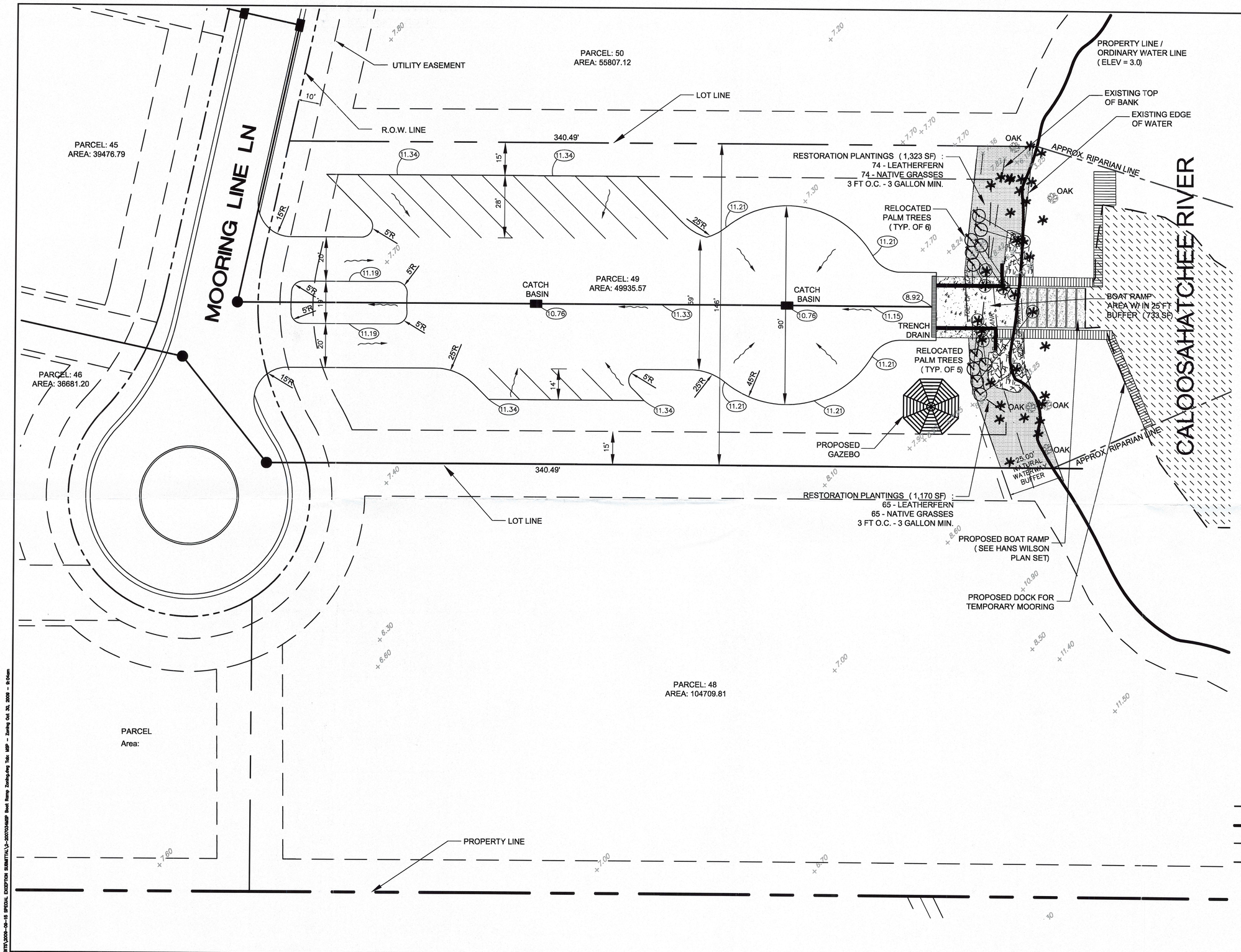
HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

MASTER SITE PLAN

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME:	DRAWING NO.:
2007034MCP	1159
PROJECT NO.:	SHEET NO.:
2007.034	1 OF 2

H:\2007\2007034\DRAWINGS\2008-09-15 SPECIAL EXCEPTION SUBMITTAL\V1-2007034MCP.dwg Tab: MCP01 Oct 29, 2009 - 8:05am



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SETBACK REQUIREMENTS

ZONING AG-2
PROPOSED LAND USE: SINGLE FAMILY
MIN. SETBACKS:
FRONT: 25 FT.
REAR: 25 FT.
SIDE: 15 FT.
LAKE: 25 FT.
MAX. LOT COVER: 25%
MINIMUM LOT AREA = 39,500 S.F. (INTERIOR)
33,600 S.F. (CORNER)
MINIMUM LOT WIDTH = 100 FT.
MINIMUM LOT DEPTH = 130 FT.
MAX. BUILDING HEIGHT 35 FT.

SFWMD APP. NO. 080307-15
BASIN #2 (NGVD 1929)

CONTROL ELEVATION = 8.0
5 YR-1 DAY STAGE = 9.83
25 YR-3 DAY STAGE = 10.63
100 YR-3 DAY STAGE = 11.06
MINIMUM ROAD CROWN (LOCAL) = 10.00 NGVD
MINIMUM FINISHED FLOOR ELEVATION = 12.00 NGVD
FEMA ELEV. = 10.00 (NAVD88)
FEMA ELEV. = 11.27 (NGVD 1929)

SEZ 2008-00028 +
VAR 2008-00059

LEGEND

- SETBACK LINE
- PROPERTY LINE
- LOT LINES
- R.O.W. LINE
- (11.00) PROPOSED ELEVATION
- x 8.60 EXISTING ELEVATION
- FLOW ARROW
- RELOCATED EXIST. SABAL PALM

RECEIVED
OCT 29 2009

LETTER	REVISIONS	DATE
5		
4		
3		
2		
1	-	-

RIVERWOOD ESTATES
RIVERWOOD ESTATES, LLC.
LEE COUNTY, FLORIDA

DESIGNED BY C.L.K.	DATE 04/23/09
DRAWN BY E.M.M.	DATE 04/23/09
CHECKED BY T.W.M.	DATE 04/23/09
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 20'

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

PROP. BOAT RAMP FACILITY

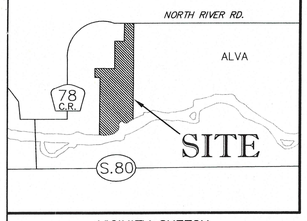
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835

DATE

CAD FILE NAME: 2007034PBRF	DRAWING NO.: 1159
PROJECT NO.: 2007.034	SHEET NO.: 2 OF 2

SURVEY PLAT

OF A PARCEL LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA



VICINITY SKETCH
(NOT TO SCALE)

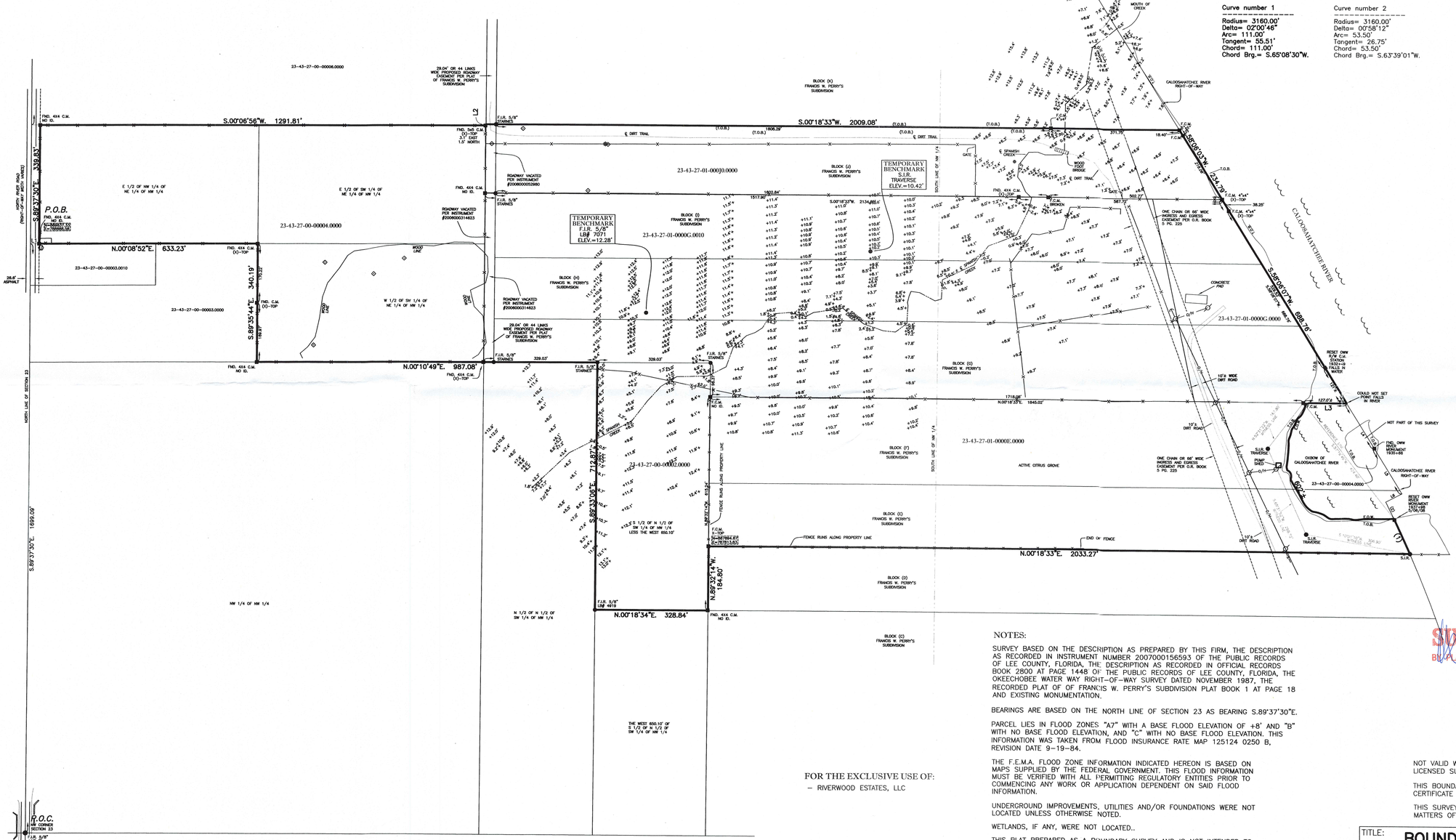
0 75 150 300
(1" = 150')
GRAPHIC SCALE

LINE TABLE

Line	Bearing	Distance
L1	S.00°08'53"W.	25.00'
L2	S.89°33'59"E.	3.43'
L3	N.00°18'33"E.	109.99'
L4	N.58°06'07"E.	152.97'
L5	N.58°06'07"E.	152.19'
L6	S.26°50'05"E.	52.54'

Curve number 1
Radius= 3160.00'
Delta= 02°00'46"
Arc= 111.00'
Tangent= 55.51'
Chord= 111.00'
Chord Brg.= S.65°08'30"W.

Curve number 2
Radius= 3160.00'
Delta= 00°58'12"
Arc= 53.50'
Tangent= 26.75'
Chord= 53.50'
Chord Brg.= S.63°39'01"W.



DESCRIPTION:

(AS RECORDED IN INSTRUMENT NUMBER 2007000156593)

BLOCKS "E" AND "F" OF THAT CERTAIN SUBDIVISION KNOWN AS FRANCIS W. PERRY'S SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 18, EXCEPTING THEREFROM LANDS DESCRIBED IN OFFICIAL RECORD BOOK 159 AT PAGE 258, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND ALSO

(AS RECORDED IN 2800 AT PAGE 1448)

BLOCK "J" IN FRANCIS W. PERRY'S SUBDIVISION OF PORTIONS OF SECTION 23 IN TOWNSHIP 43 SOUTH, RANGE 27 EAST OF TALLAHASSEE MERIDIAN, AS SHOWN ON PLAT NOW ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 18.

AND ALSO

(AS PREPARED BY THIS FIRM)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 27 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S.89°37'30"E. ALONG THE NORTH LINE OF SAID SECTION 23 FOR A DISTANCE OF 1,699.09 FEET; THENCE S.00°08'53"W. FOR A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 78 AND THE POINT OF BEGINNING; THENCE S.89°37'30"E. ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 339.83 FEET; THENCE S.00°06'56"W. LEAVING SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1,291.81 FEET; THENCE N.89°33'59"W. FOR A DISTANCE OF 195.23 FEET; THENCE S.00°18'33"W., ALONG THE EAST LINE OF BLOCK I, FRANCIS W. PERRY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 18 OF THE PUBLIC RECORDS OF LEE COUNTY, FOR A DISTANCE OF 2,134.65 FEET TO THE NORTH RIGHT OF WAY LINE OF CALOOSAHATCHEE RIVER AS MONUMENTED AND MAINTAINED; THENCE S.58°06'07"W. ALONG THE SAID NORTH RIGHT OF WAY FOR A DISTANCE OF 688.76 FEET; THENCE N.00°18'33"E., ALONG THE WEST LINE OF BLOCK G, FRANCIS W. PERRY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 18 OF THE PUBLIC RECORDS OF LEE COUNTY, FOR A DISTANCE OF 1,845 FEET MORE OR LESS TO A CONCRETE MONUMENT; THENCE N.89°32'14"W. FOR A DISTANCE OF 615.24 FEET; THENCE N.00°18'34"E. FOR A DISTANCE OF 328.84 FEET; THENCE S.89°33'06"E. FOR A DISTANCE OF 712.87 FEET; N.00°10'49"E. FOR A DISTANCE OF 987.08 FEET; THENCE S.89°35'44"E. FOR A DISTANCE OF 340.19 FEET; THENCE N.00°08'53"E. FOR A DISTANCE OF 633.23 FEET TO THE SOUTH LINE OF STATE ROAD 78 AND THE POINT OF BEGINNING.

ALSO KNOWN AS:

(AS PREPARED BY THIS FIRM)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 27 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S.89°37'30"E. ALONG THE NORTH LINE OF SAID SECTION LINE FOR A DISTANCE OF 1,699.09 FEET; THENCE S.00°08'53"W. LEAVING SAID SECTION LINE FOR A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH RIVER ROAD AND THE POINT OF BEGINNING; THENCE S.89°37'30"E. ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 339.83 FEET; THENCE S.00°06'56"W. FOR A DISTANCE OF 1,291.81 FEET TO THE NORTH LINE OF A 29.04 FEET WIDE PROPOSED ROADWAY EASEMENT PER PLAT OF SAID FRANCIS W. PERRY'S SUBDIVISION VACATED PER INSTRUMENT NUMBER 2008000052980; THENCE S.89°33'59"E. ALONG VACATED ROADWAY FOR A DISTANCE OF 3.43 FEET; THENCE S.00°18'33"W. ALONG THE WEST LINE OF BLOCK "K" OF FRANCIS W. PERRY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 18 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR A DISTANCE OF 2,009.08 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CALOOSAHATCHEE RIVER AS MONUMENTED AND MAINTAINED; THENCE S.58°06'03"W. ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 234.79 FEET; THENCE S.58°06'07"W. FOR A DISTANCE OF 688.76 FEET TO THE SOUTHWEST CORNER OF BLOCK "G" OF SAID FRANCIS W. PERRY'S SUBDIVISION; THENCE N.00°18'33"E. ALONG WEST LINE OF SAID BLOCK "G" FOR A DISTANCE OF 109.99 FEET; THENCE SOUTHERLY AND EASTERLY ALONG THE WATERS EDGE OF AN OXBOW OF THE CALOOSAHATCHEE RIVER FOR 602 FEET, MORE OR LESS TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3,160.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'46", HAVING A CHORD BEARING OF S.65°08'30"W. AND A CHORD DISTANCE OF 111.00 FEET, FOR AN ARC LENGTH OF 111.00 FEET TO THE SOUTHWEST CORNER OF BLOCK "E" OF SAID FRANCIS W. PERRY'S SUBDIVISION; THENCE N.00°18'33"E. ALONG WEST LINE OF SAID BLOCK "E" FOR A DISTANCE OF 2,033.27 FEET TO THE NORTHEAST CORNER OF BLOCK "D" OF SAID FRANCIS W. PERRY'S SUBDIVISION; THENCE N.89°32'14"W. ALONG THE NORTH LINE OF SAID BLOCK "D" FOR A DISTANCE OF 184.80 FEET TO THE NORTHWEST CORNER OF SAID BLOCK "D"; THENCE N.00°18'34"E. FOR A DISTANCE OF 328.84 FEET; THENCE S.89°33'08"E. FOR A DISTANCE OF 712.87 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID BLOCK "G"; THENCE N.00°10'49"E. FOR A DISTANCE OF 987.08 FEET; THENCE S.89°35'44"E. FOR A DISTANCE OF 340.19 FEET; THENCE N.00°08'52"E. FOR A DISTANCE OF 633.23 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NORTH RIVER ROAD AND THE POINT OF BEGINNING.

RECEIVED
DEC 23 2008
COMMUNITY DEVELOPMENT

SUPERSEDED
BY AN AMENDED VERSION DATED

VAR 2008-00059

BY: _____
TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

DATE SIGNED: Dec 4, 08

NOTES:

SURVEY BASED ON THE DESCRIPTION AS PREPARED BY THIS FIRM, THE DESCRIPTION AS RECORDED IN INSTRUMENT NUMBER 2007000156593 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 2800 AT PAGE 1448 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE OKEECHOBEE WATER WAY RIGHT-OF-WAY SURVEY DATED NOVEMBER 1987, THE RECORDED PLAT OF OF FRANCIS W. PERRY'S SUBDIVISION PLAT BOOK 1 AT PAGE 18 AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 23 AS BEARING S.89°37'30"E.

PARCEL LIES IN FLOOD ZONES "A7" WITH A BASE FLOOD ELEVATION OF +8' AND "B" WITH NO BASE FLOOD ELEVATION, AND "C" WITH NO BASE FLOOD ELEVATION. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP 125124 0250 B, REVISION DATE 9-19-84.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS, IF ANY, WERE NOT LOCATED..

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

COORDINATES SHOWN HEREON ARE STATE PLANE FOR THE FLORIDA WEST ZONE NAD 83/1990 ADJUSTMENT.

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

PARCEL CONTAINS 77.11± ACRES, MORE OR LESS. ACREAGE DOES NOT LESS OUT FOR NAVIGABLE WATERWAYS.

DATE OF LAST FIELD WORK: 10-16-2008.

REVISED: 12-1-08 TO REVISED BOUNDARY TO SHOW VACATION OF ROADWAY RY
REVISED: 10-16-08 TO SHOW CROSS SECTION ELEVATIONS RY
REVISED: 5-06-08 TO RESET RIVER MONUMENT RY

FOR THE EXCLUSIVE USE OF:
– RIVERWOOD ESTATES, LLC

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS BOUNDARY SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
T.O.B. = TOP OF BANK
R/W = RIGHT-OF-WAY
C.M. = CONCRETE MONUMENT
FND. = FOUND
ID. = IDENTIFICATION
OWW = OKEECHOBEE WATERWAY
F.I.R. = FOUND IRON ROD & CAP
S.I.R. = SET 5/8" IRON ROD & CAP LB# 7071

= GUY WIRE ANCHOR
—o/H— = OVERHEAD UTILITY LINES
= WOOD UTILITY POLE
—x— = FENCE LINE
= TELEPHONE SERVICE BOX
= GOPHER HOLE
= HIGH WATER NAIL

TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS·PLANNERS
LB# 7071
10970 S. CLEVELAND AVENUE
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457
www.metronfl.com

Exh. PH-3.D.1
Boundary Survey

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
10401SR-2.dwg	235/40-50	6791	1 OF 1
SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:	FILE NO. (S-T-R)
8-31-04	RY	1"= 150'	TLM	23-43-27