kwiktag® 034 984 123

EXHIBITS

from HEX hearing

CASE #: DC12007-00035

CASE NAME: Villages at Country Creek Reuse Storage Tank

Attach a copy of this form to the top of packet of the exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? ___ YES _X_ NO

LOCATION OF BOARDS:

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

EXHIBITS

APPLICANT

#1 Corporate ~~Site Plan~~

#2 ~~Landscape Plan~~

#3 2 West ~~Elev~~ Elevation

#4 3 East Elevation

#5 4 Paint Chip (metal)

#6

#7

#8

#9

#10

STAFF

#1 Aerial Photo (larger)

#2 Aerial Photo (small)

#3

#4

#5

#6

#7

#8

#9

#10

OTHER EXHIBITS

NAME

#1

#2

#3

#4

#5

NAME

#1

#2

#3

#4

#5

This map drawn for visual purposes only
Not to be used for official zoning map

2005 Aerial Photography
Printed Oct. 25, 2007

Villages at Country Creek Store
DCI2007-00035

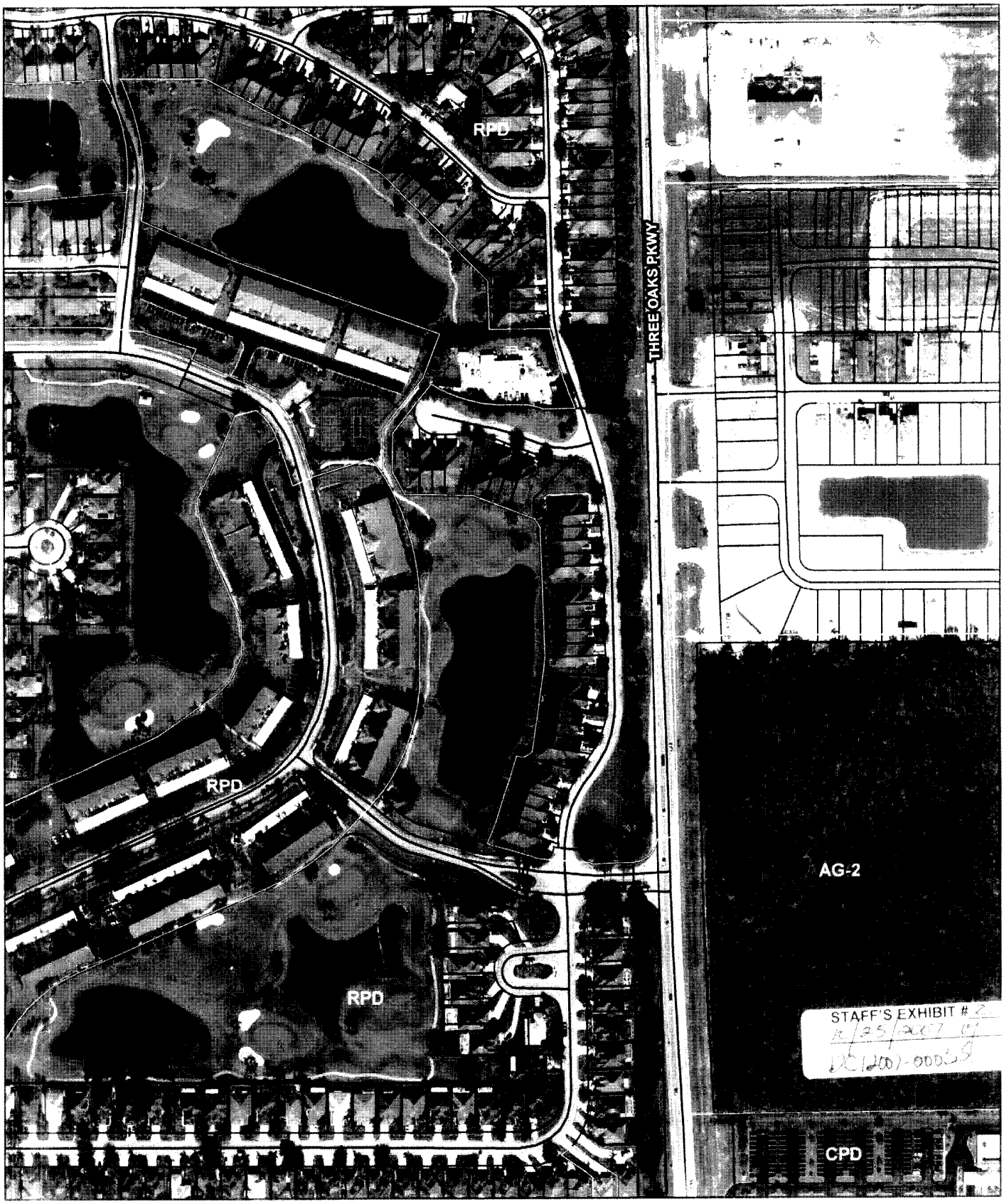
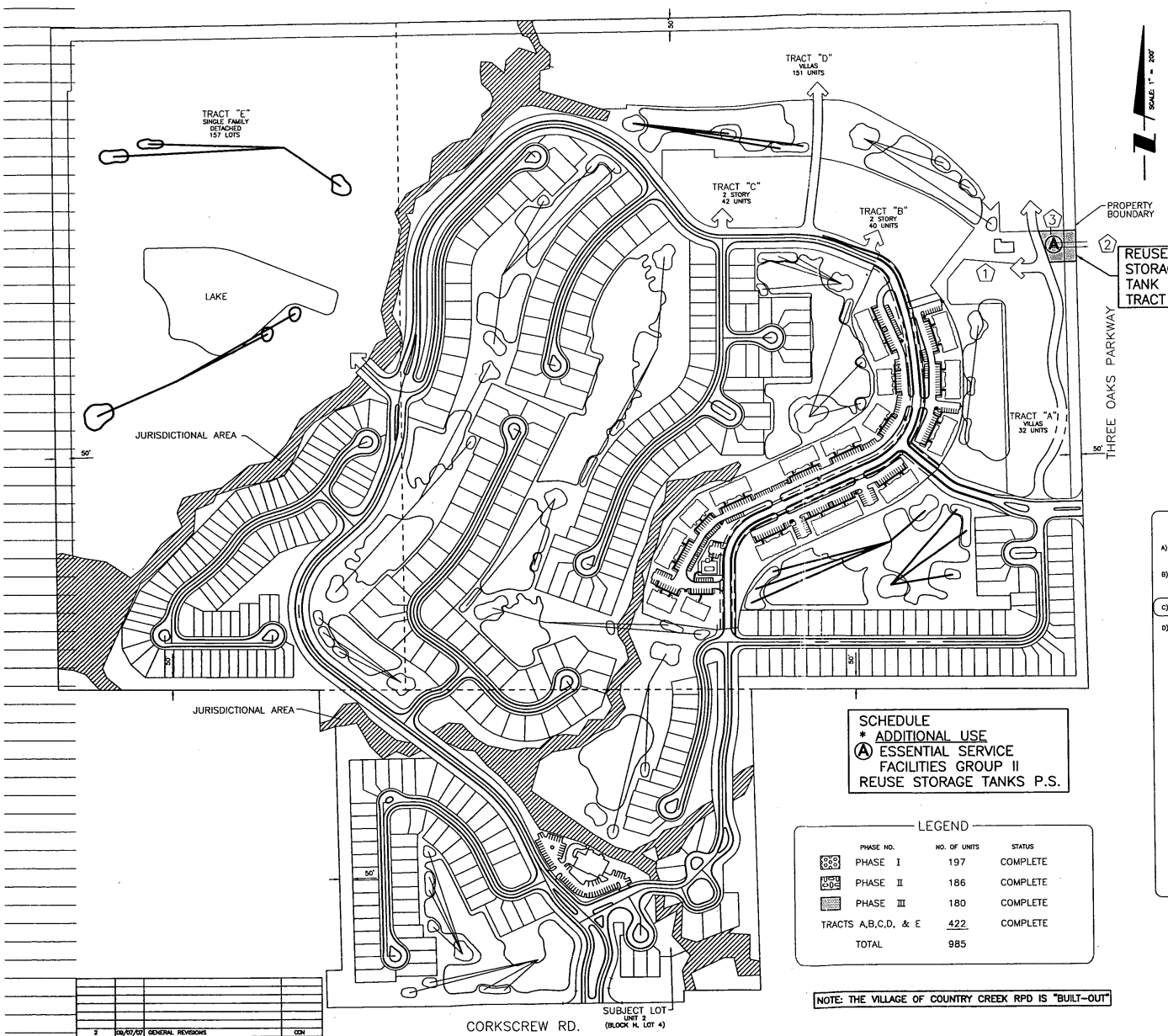


EXHIBIT D-7-M-1
MASTER CONCEPT PLAN
NON PRFD
SHEET 1 OF 7



RECEIVED
SEP 07 2007
COMMUNITY DEVELOPMENT

DCI 2007-00035

SITE STANDARDS

RESOLUTION #Z-88-34
AND Z-88-067
NOTE: AS APPROVED BY Z-88-067

A) MAINTAIN IN THE NUMBER OF SINGLE FAMILY ATTACHED UNITS AT 265, INCREASE IN THE NUMBER OF MULTI-FAMILY UNITS FROM 252 TO 262 AND A CORRESPONDING DECREASE IN SINGLE FAMILY DETACHED UNITS FROM 467 TO 458.

B) THREE MODEL UNITS FOR EACH OF THE TRACTS A,B,C,D,E MAY BE ALLOWED TO BE LOCATED ANYWHERE IN EACH TRACT AND CONVERTED TO PRIVATE RESIDENTIAL USE IMMEDIATELY FOLLOWING CERTIFICATE OF COMPLIANCE OF LAST UNIT IN PHASE.

C) 0' SETBACK FROM BUFFER ALONG NORTHERN AND EASTERN BOUNDARY.

D) VILLAGE HOMES (VILLAS) — SETBACK
- MIN. LOT SIZE 25' x 100'
- 0' SIDE
- 20' BETWEEN BUILDING
- 25' WATER (CONTROL ELEVATION) *
- 10' TO GOLF COURSE AND OTHER OPEN SPACE
- 20' TO ROAD (FRONT AND REAR)
- 15' SIDE YARD SET BACK WHERE SIDE YARD ABUTS A SECOND ROAD

TWO STORY
- 30' BETWEEN BUILDING
- 25' WATER (CONTROL ELEVATION) *
- 10' TO GOLF COURSE AND OTHER OPEN SPACE
- 20' TO ROAD (FRONT, REAR & SIDE)

PATIO HOMES (SINGLE FAMILY)
- MIN. LOT SIZE 50' x 100'
- 10' REAR TO ADJACENT PARCEL OR LOT
- 20' FROM ROW (FRONT AND REAR)
- 0' ACCESSORY SETBACK FROM REAR LOT LINE WHEN GOLF COURSE OR OPEN SPACE ABUTS
- 10' TO GOLF COURSE AND OTHER OPEN SPACE
- 15' SIDE YARD SETBACK WHERE SIDE YARD ABUTS A SECOND ROAD
- 5' ACCESSORY SETBACK FROM REAR LOT LINE WHEN ANOTHER LOT ABUTS REAR LOT LINE
- 25' BUILDING SETBACK FROM WATER (CONTROL ELEVATION) *

RECREATION FACILITY - 15' SETBACK FROM R.O.W. IN TRACTS A,B,C,D & E.

(1) DENOTES 60' MINIMUM DIAMETER CUL-DE-SAC THIS LOCATION ONLY.

(2) NOT USED

(3) DEVIATION TO ELIMINATE WALL REQUIREMENTS FROM BUFFER

APPLICANT'S EXHIBIT #1
Complete 10/25/2007
DCI2007-00035

REVISION	DATE	REMARKS	CHKD. BY
2	09/07/07	GENERAL REVISIONS	CDN
1	07/05/07	REVISED PER LC ZONING REVIEW	CDN II

WILSON
MILLER
BARTON
& PEEK
INC.

Planning
& Landscape
Architecture
Division

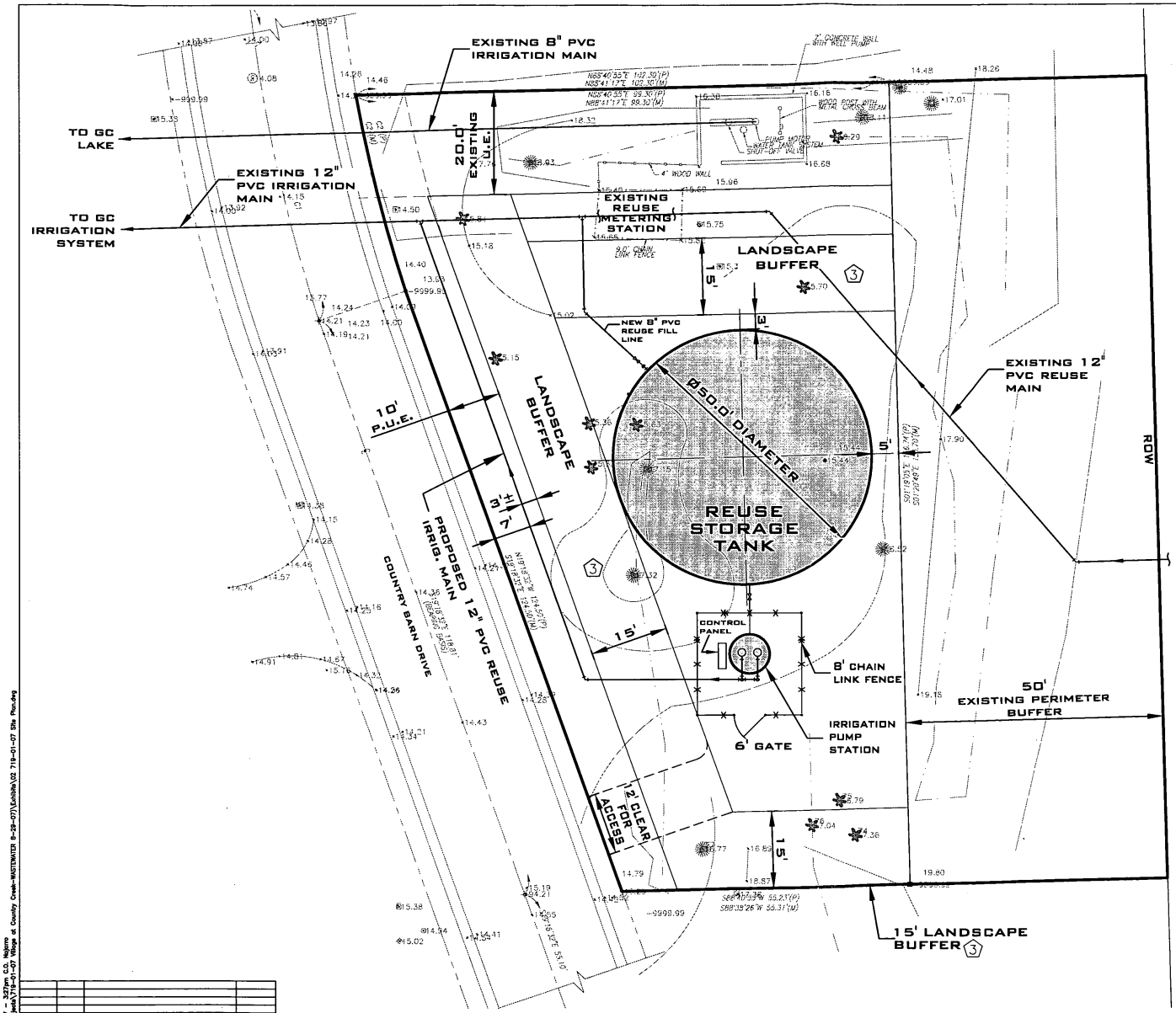
Engineers · Surveyors
Environmental Consultants
Planners
Landscape Architects
Construction Managers

Fort Myers Office
4571 Colonial Boulevard
Fort Myers, Florida 33912
(813)936-1020 Fax (813)936-7479

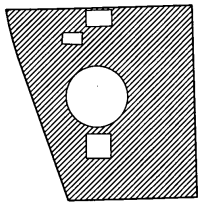
VILLAGES AT COUNTRY CREEK
RPD AMENDMENT

SEC 27	TWP 46S RGE 25E
Designed by	W.R.W. / 842
Drawn by	J.E.R. / 833
Checked by	W.R.W. / 842
Approved by	
Date	SEPT 23, 1994
Scale	1" = 200'
Project #	0124
WO #	3358
Sheet	1 of
File #	D-0124-14

Sep 07, 2007 - 10:28am C:\Documents and Settings\cdn\Desktop\Country Creek-MASTERMSTR 8-28-07\Exhibits\D1-719 01-07 Master Concept Plan D-7-M (2).dwg



OPEN SPACE DEPICTION



OPEN SPACE TOTAL (SHADE)
17,632 S.F. = 0.41 Ac. (90%)

EXHIBIT D-7-M-2
MASTER CONCEPT PLAN
SHEET 2 OF 7

LAND USE BREAKDOWN (OPEN SPACE TABLE)

DESCRIPTION	AREA (S.F.)	AREA (ACRES)	%
TOTAL SITE AREA	20,430 S.F.	0.47 ACRES	100%
- STRUCTURES	2,798 S.F.	0.06 ACRES	13%
- OPEN SPACE	17,632 S.F.	0.41 ACRES	87%

N

10 5 0 10

SCALE IN FEET
1" = 10'

LEGEND

- BUFFER
- NEW TANK & P.S.
- ROW LINE
- BOUNDARY LINE
- EASEMENT
- 8' CHAIN-LINK FENCE
- EXISTING CONTOURS

NOTE:

1. RESERVOIR TO BE A MAXIMUM OF 26 FEET HIGH ABOVE FINISHED GROUND LEVEL.
2. (3) DEVIATION TO ELIMINATE WALL REQUIREMENT FROM LANDSCAPE BUFFER

(REDUCE TO HALF SCALE)

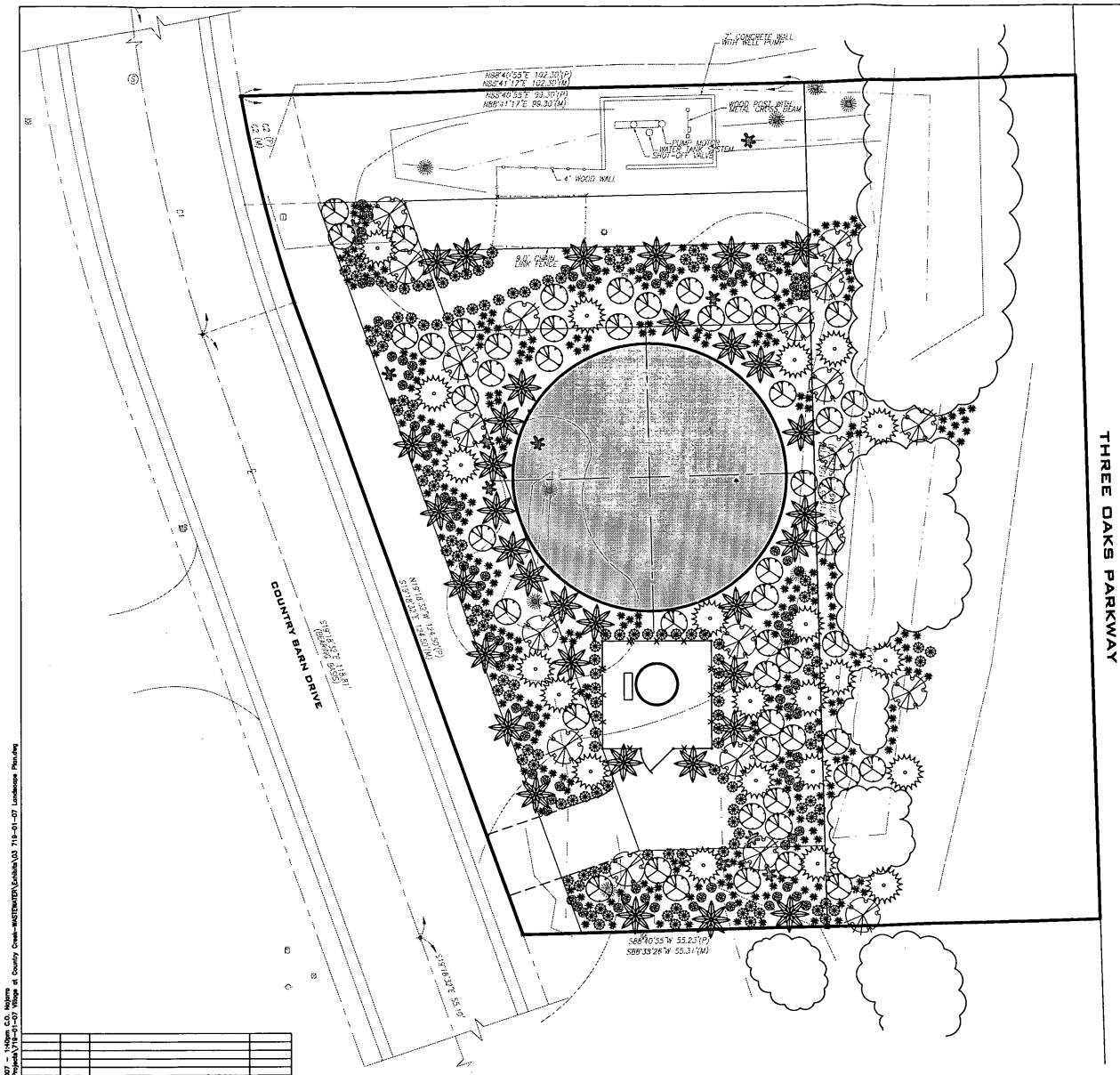
REVISION	DATE	REMARKS	CHKD. BY
1	06/07/07	GENERAL REVISIONS	CON
1	07/15/07	REVISED PER LC ZONING REVIEW	CON

VILLAGES OF COUNTRY CREEK
REUSE STORAGE & PUMPING FACILITIES
SITE PLAN

SOURCE, INC.
ENGINEERS • PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)540-2345 FAX (239)540-0770

JOB NO. 719-01-07
SHEET NO. 2 OF 7
DATE 03/27/07
DRAWN BY: CON
FILE NAME: 02-719

Oct 15, 2007 - 3:27pm C.O. Hebrero
Z:\Current Projects\719-01-07 Village at Country Creek-WASTEWATER 9-29-07\Exhibits\02 719-01-07 Site Plan.dwg



N

10 5 0 10

SCALE IN FEET
1" = 10'

EXHIBIT D-7-M-2
MASTER CONCEPT PLAN
SHEET 3 OF 7

SITE LANDSCAPING CALCULATIONS
PER LEE COUNTY LDC SECTION 10-416(d)(a)
.....UTILITY FACILITIES MUST PROVIDE A TYPE "C" BUFFER.....

LOT BUFFER REQUIREMENTS
TYPE C BUFFER PROVIDES 15' WIDTH
W/ MINIMUM 5 TREES AND 18 SHRUBS PER 100 LINEAR FEET.
156' (WEST) + 217' (EAST) + 102' (NORTH) + 55' (SOUTH) = 530 L.F.
530' X 5 TREES PER 100 L.F. = 27 TREES REQUIRED (29 PROVIDED)

SHRUBS
102' (NORTH) + 55' (SOUTH) + 217' (EAST) = 374 L.F.
374 L.F. @ 3' O.C. x 2 (DOUBLE STAGGERED) = 249 SHRUBS (N,S,E) CONTINUOUS

GENERAL SITE LANDSCAPING REQUIREMENTS
PER LEE COUNTY LDC SECTION 10-416(a)(4)
.....ONE TREE PER 3,000 S.F.....

GENERAL TREE REQUIREMENTS
TOTAL SITE = 12,996 S.F. / 3,000 = 4 TREES REQUIRED (4 PROVIDED)

INTERNAL VEHICULAR LANDSCAPING (CANOPY) REQUIREMENTS
PER LEE COUNTY LDC SECTION 10-416(c)(2)(a)
.....AT LEAST ONE TREE MUST BE PLANTED OR RETAINED FOR EVERY 250 S.F.....

ADDITIONAL TREES PROVIDED AROUND STORAGE TANK

LOT ADDITIONAL TREES
21 TREES

TREE CREDIT NOTE:
EXISTING VEGETATION WILL BE PRESERVED HOWEVER TREE CREDITS ARE NOT REQUESTED.

FLUCCS
(194) OTHER OPEN LAND (MIXED) RESERVED FOR GOLF COURSE MAINTENANCE ACTIVITIES

SOILS
(34) MALABAR FINE SAND
(26) PINEDA

PLANTING SCHEDULE

LEGEND	QNTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	NATIVE
	51	GREEN BUTTONWOOD	CONOCARPUS ERECTA	12' HT., 3" GAL @ 12"	YES
	20	LIVE OAK	QUERCUS VIRGINIANA	16' HT., 4" GAL @ 12"	YES
	22	SLASH PINES	PINUS ERECTUS VAR. DENSA	12' HT., 3" GAL @ 12"	YES
	35	SABAL PALM	SABAL PALMETTO	12'-18' HT. – CLEAR TRUNK, STAGGERED HTS., PALMS TO REMAIN BOOTED	YES
	100	WAX MYRTLE	MYRICA CERIFERA	7-10 GAL. 48" HT., 30" SPD. FULL, 36" O.C.	YES
	150	FIREBUSH	HAMELIA PATENTS	3 GAL. 48" HT., 30" SPD. FULL, 36" O.C.	YES
	300	FAKAHATCHEE	TRIPSACUM DACTYLOIDES	3 GAL. 48" HT., 36" SPD. FULL, 36" O.C.	YES

ALL EXISTING SABAL PALM AND (UNKNOWN TREE) TO BE PRESERVED OR RELOCATED ON SITE

VILLAGES OF COUNTRY CREEK
REUSE STORAGE
& PUMPING FACILITIES
LANDSCAPE PLAN

(REDUCED TO HALF SCALE)

REVISION	DATE	REMARKS	CHK. BY
2	10/22/07	REVISED PER LC ZONING REVIEW	CON
2	08/07/07	INCREASE LANDSCAPING	CON
1	07/05/07	REVISED PER LC ZONING REVIEW	CON

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)540-2345 FAX (239)540-9779

JOB NO. 719-01-07
SHEET NO. 3 OF 7
DATE 03/27/07
DRAWN BY: CON
FILE NAME: 03-719

Oct 22, 2007 - 1:40pm C.G. Helpers
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AERIAL PHOTOGRAPH

(REDUCED TO HALF SCALE)

REVISION	DATE	REMARKS	CHG. BY

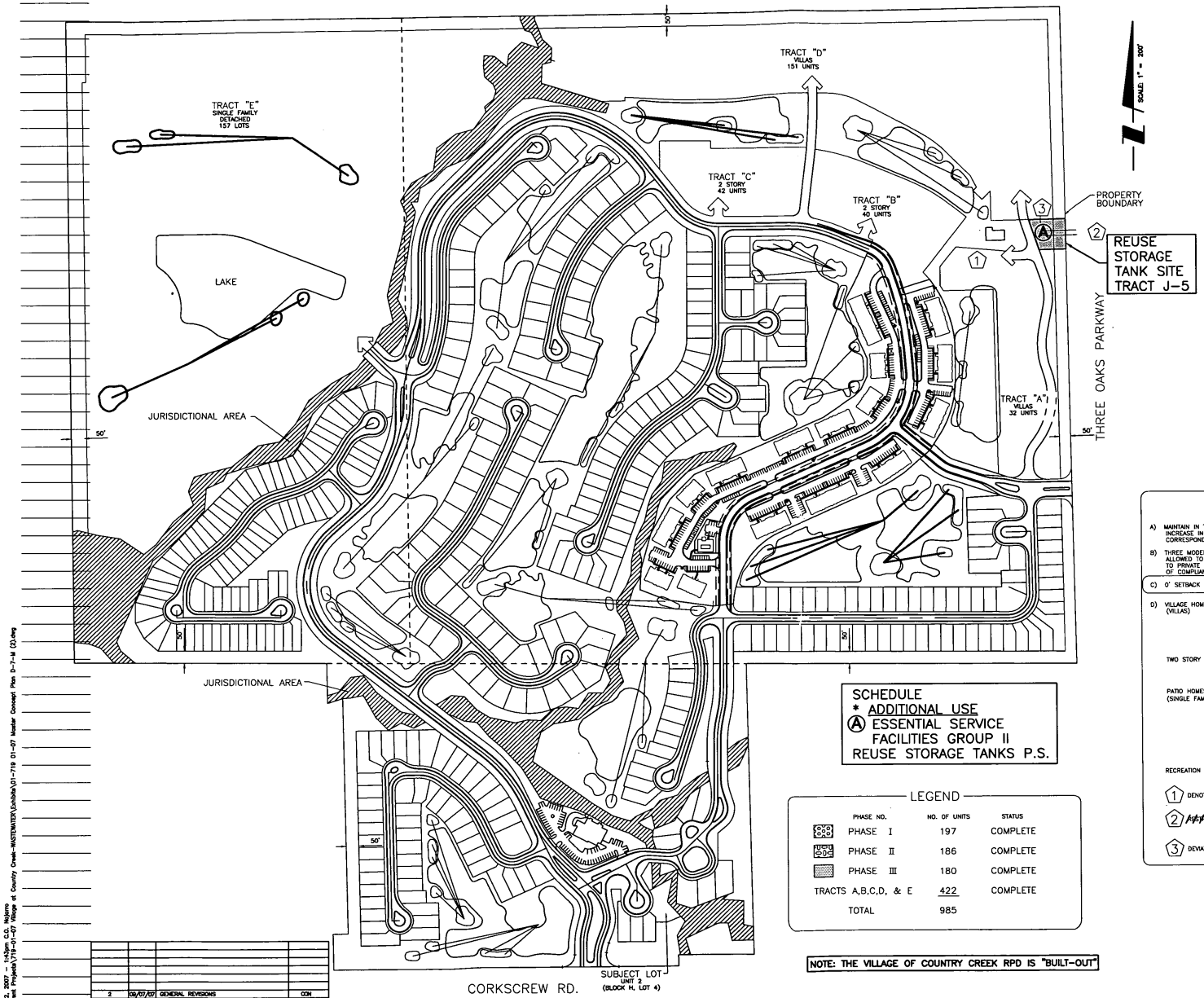
JAMES P. ELLIOTT, P.E.
FLORIDA LICENCE NUMBER 21022
DATE

SOURCE, INC.
ENGINEERS · PLANNERS
Engineering Business #2521
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)540-2345 FAX (239)540-0779

JOB NO. 719-01-07
DATE 10-17-07
SHEET NO. 2 OF -
DRAWN BY: CDN
FILE NAME: 02-7190.DWG

Oct 18, 2007 - 2:19pm G.D. Wojno
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EXHIBIT D-7-M-1
MASTER CONCEPT PLAN
SHEET 1 OF 7



SITE STANDARDS

RESOLUTION #Z-86-34
AND Z-88-067
NOTE: AS APPROVED BY Z-88-067

A) MAINTAIN IN THE NUMBER OF SINGLE FAMILY ATTACHED UNITS AT 265, INCREASE IN THE NUMBER OF MULTI-FAMILY UNITS FROM 252 TO 282 AND A CORRESPONDING DECREASE IN SINGLE FAMILY DETACHED UNITS FROM 467 TO 458.

B) THREE MODEL UNITS FOR EACH OF THE TRACT'S A,B,C,D,E MAY BE ALLOWED TO BE LOCATED ANYWHERE IN EACH TRACT AND CONVERTED TO PRIVATE RESIDENTIAL USE IMMEDIATELY FOLLOWING CERTIFICATE OF COMPLIANCE OF LAST UNIT IN PHASE.

C) 0' SETBACK FROM BUFFER ALONG NORTHERN AND EASTERN BOUNDARY.

D) SETBACK

VILLAGE HOMES (VILLAS)		MIN. LOT SIZE 25' x 100'
		0' SIDE
		20' BETWEEN BUILDING
		25' WATER (CONTROL ELEVATION) *
		10' TO GOLF COURSE AND OTHER OPEN SPACE
		20' TO ROAD (FRONT AND REAR)
		15' SIDE YARD SET BACK WHERE SIDE YARD ABUTS A SECOND ROAD
TWO STORY		30' BETWEEN BUILDING
		25' WATER (CONTROL ELEVATION) *
		10' TO GOLF COURSE AND OTHER OPEN SPACE
		20' TO ROAD (FRONT, REAR & SIDE)
PATIO HOMES (SINGLE FAMILY)		MIN. LOT SIZE 50' x 100'
		10' REAR TO ADJACENT PARCEL OR LOT
		20' FROM ROW (FRONT AND REAR)
		0' ACCESSORY SETBACK FROM REAR LOT LINE WHEN GOLF COURSE OR OPEN SPACE ABUTS
		10' TO GOLF COURSE AND OTHER OPEN SPACE
		15' SIDE YARD SETBACK WHERE SIDE YARD ABUTS A SECOND ROAD
		5' ACCESSORY SETBACK FROM REAR LOT LINE WHEN ANOTHER LOT ABUTS REAR LOT LINE
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RECREATION FACILITY		15' SETBACK FROM R.O.W. IN TRACTS A,B,C,D & E.

(1) DENOTES 60' MINIMUM DIAMETER CUL-DE-SAC THIS LOCATION ONLY.

(2) NOT USED

(3) DEVIATION TO ELIMINATE WALL REQUIREMENTS FROM BUFFER

LEGEND

PHASE NO.	NO. OF UNITS	STATUS
PHASE I	197	COMPLETE
PHASE II	186	COMPLETE
PHASE III	180	COMPLETE
TRACTS A,B,C,D, & E	422	COMPLETE
TOTAL	985	

NOTE: THE VILLAGE OF COUNTRY CREEK RPD IS "BUILT-OUT"

(REDUCED TO HALF SCALE)

REVISION	DATE	REMARKS	CHKD. BY
2	09/07/07	GENERAL REVISIONS	CDN
1	07/05/07	REVISED PER LC ZONING REVIEW	CDN II

WILSON MILLER BARTON & PEEK INC.

Planning & Landscape Architecture Division

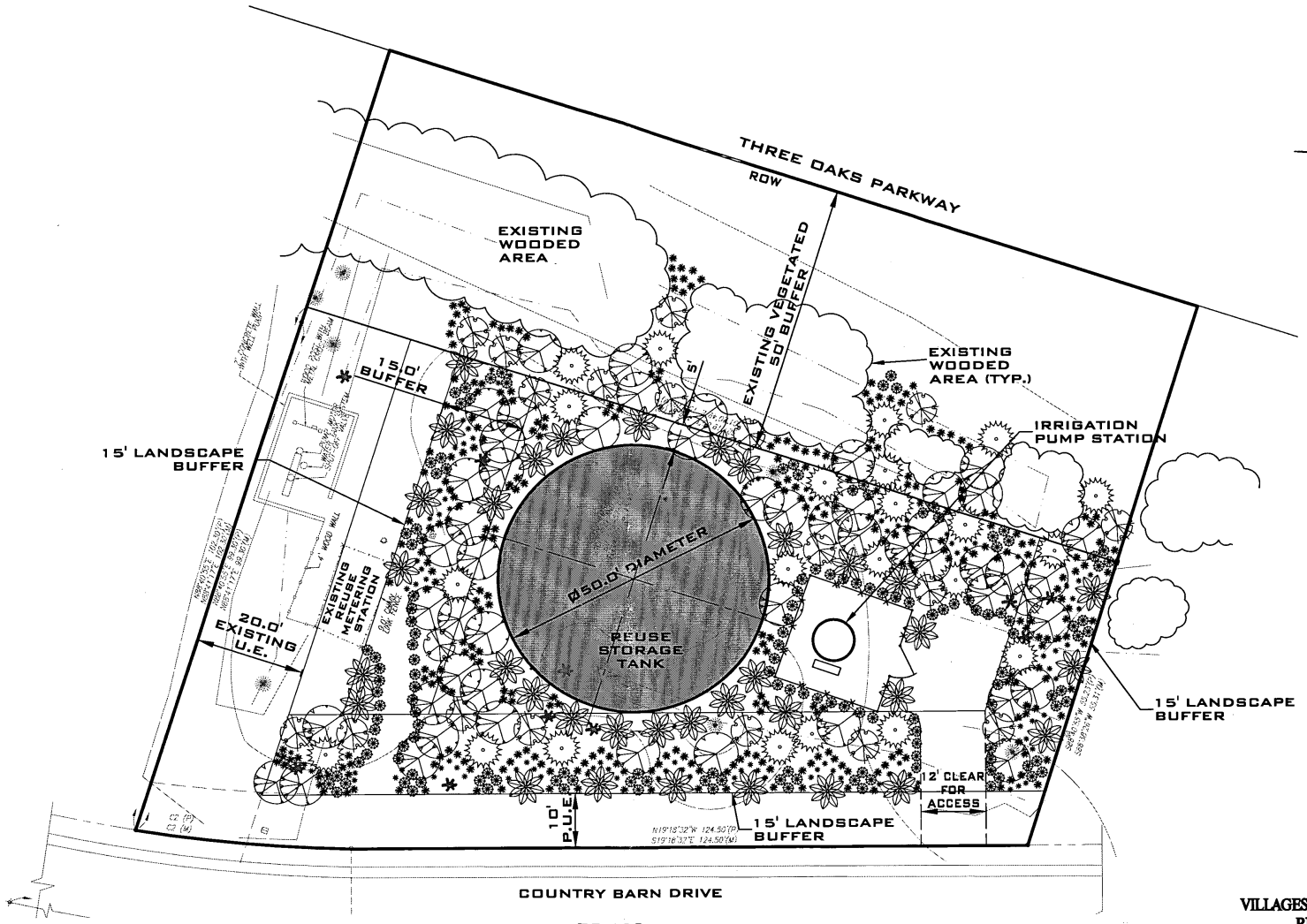
Engineers · Surveyors
Environmental Consultants
Planners
Landscape Architects
Construction Managers

Fort Myers Office
4571 Colonial Boulevard
Fort Myers, Florida 33912
(813)939-1020 Fax (813)939-7479

VILLAGES AT COUNTRY CREEK
RPD AMENDMENT

SEC 27	TWP 43 RGE 25E
Designed by:	W.R.W. / 842
Drawn by:	J.E.R. / 833
Checked by:	W.R.W. / 842
Approved by:	
Date:	SEPT 23, 1994
Scale:	1" = 200'
Project #	0124
WO #	3358
Sheet 1	of
File #	D-0124-14

Oct 25, 2007 - 1:43pm C:\D. Holmes
Z:\Current Projects\719-01-07 Village of Country Creek-WASTEWATER\Exhibits\01-719 01-07 Master Concept Plan D-7-M (2).dwg



PLAN

VILLAGES OF COUNTRY CREEK
REUSE STORAGE
& PUMPING FACILITIES
SITE PLAN

(REDUCED TO HALF SCALE)

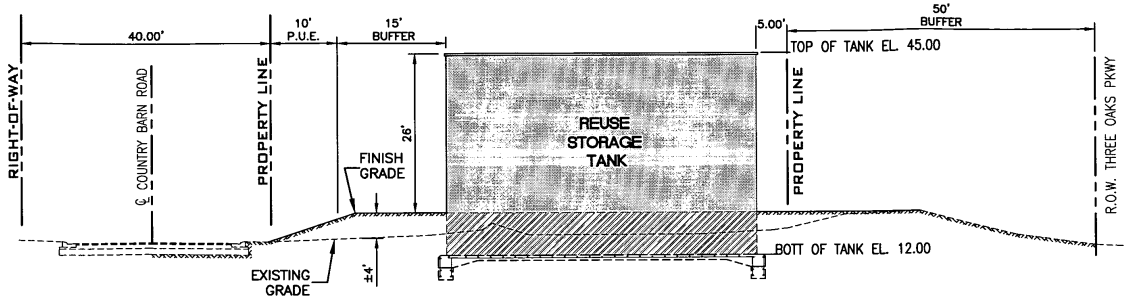
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2	09/07/07	GENERAL REVISIONS	CDN
1	07/25/07	REVISED PER LC ZONING REVIEW	CDN II

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2348 FAX (239)549-0779

JOB NO.	SHEET NO.
719-01-07	3 OF -
DATE	DRAWN BY: CDN
09-17-07	FILE NAME: 03-719

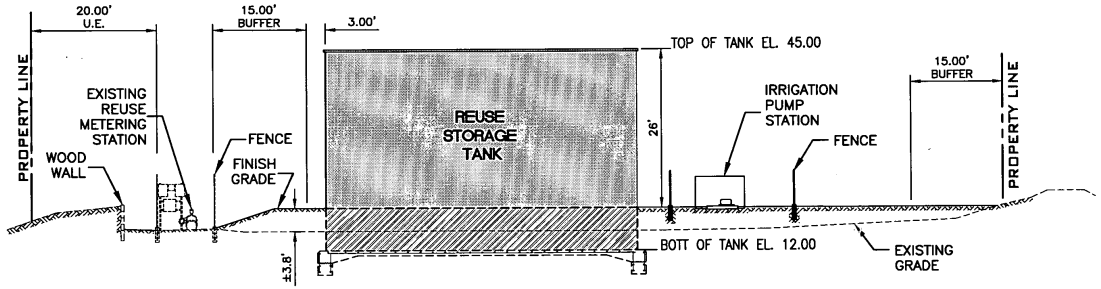
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EXHIBIT D-7-M-2
MASTER CONCEPT PLAN
SHEET 7 OF 7



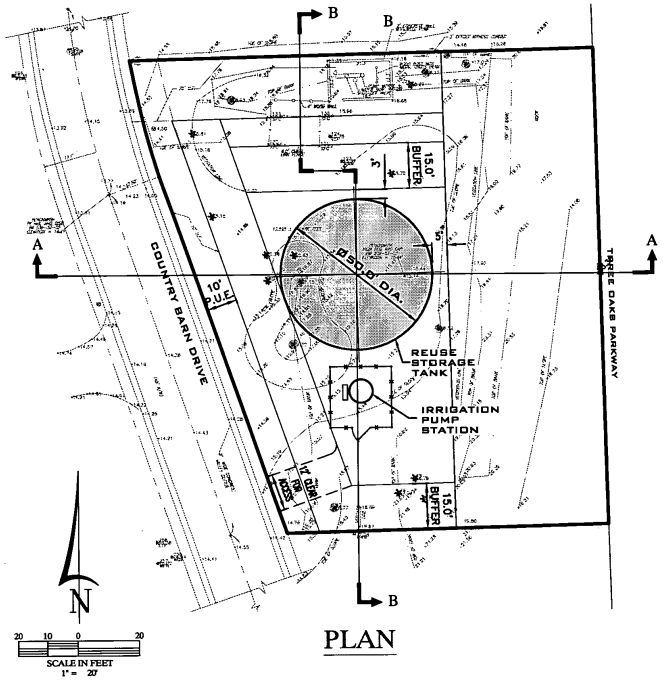
SECTION A-A

SCALE: HOR. 1'=10'
VERT. 1'=20'



SECTION B-B

SCALE: HOR. 1'=10'
VERT. 1'=20'



PLAN

(REDUCED TO HALF SCALE)

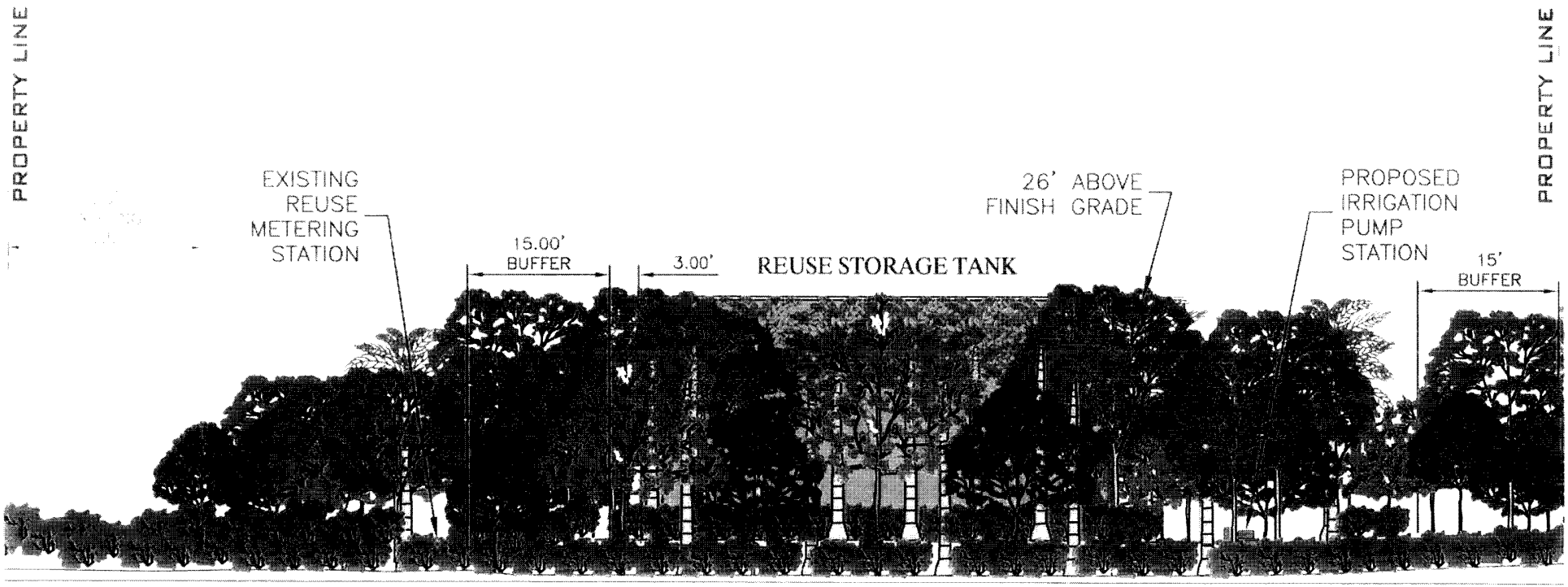
VILLAGES OF COUNTRY CREEK
REUSE STORAGE
& PUMPING FACILITIES
CROSS-SECTIONS

REVISION	DATE	REMARKS	CHG. BY

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)540-2346 FAX (239)549-2779

JOB NO.	SHEET NO.
719-01-07	6 OF -
DATE	DRAWN BY:
09/05/07	DDN
	FILE NAME: 09-719

Oct 22, 2007 - 2:13pm S.D. Nelson
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WEST ELEVATION

VILLAGES OF COUNTRY CREEK
REUSE STORAGE
& PUMPING FACILITIES
WEST ELEVATION

SOURCE, INC

SHEET NO. 4

APPLICANT'S EXHIBIT # 2
PC 2/5/2007
BCC 2/20/2007

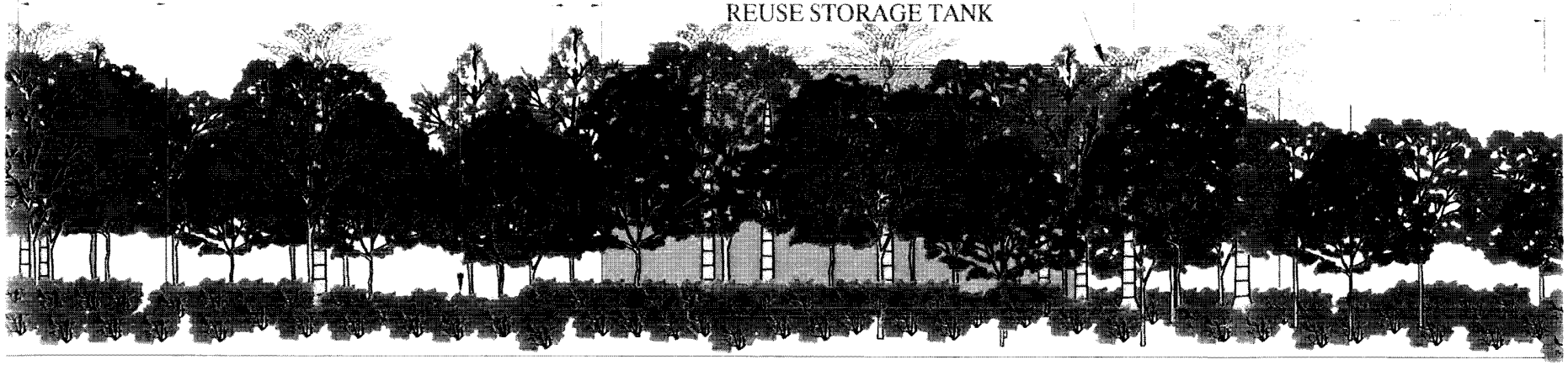
PROPERTY LINE

IRRIG.
PUMP STA

26' ABOVE
FINISH GRADE

REUSE STORAGE TANK

PROPERTY LINE



EAST ELEVATION

VILLAGES OF COUNTRY CREEK
REUSE STORAGE
& PUMPING FACILITIES
EAST ELEVATION

REVISION	DATE	REMARKS	CHK. BY

SOURCE, INC.

1324 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-3346 FAX (239)549-4779

JOB NO. 718-01-07
DATE 08/17/07
SHEET NO. 5 OF
DRAWN BY CDM
FILE NAME 05-718

APPLICANT'S EXHIBIT # 2
DATE 12/20/07
BY
DCI2007-00085