ADD2014-00127 Lee County ePlan

HIDDEN HARBOR RPD

MASTER CONCEPT PLAN

LEGEND

(#) DEVIATIONS

ZONING: CPD
LAND USE: SHOPPING CENTER
FUTURE LAND USE: URBAN COMMUNITY

ZONING: MPD
LAND USE: VACANT
FUTURE LAND USE: URBAN COMMUNITY

ZONING: RV-3
FUTURE LAND USE: URBAN COMMUNITY LAND USE: MOBILE HOMES/RV UNITS

WATER MANAGEMENT AREA

WATER MANAGEMENT AREA

WATER MANAGEMENT AREA

PROPERTY BOUNDARY

7 RESIDENTIAL

36' ROW 1

6 RESIDENTIAL

3

2

EXISTING TOP OF BANK

EXISTING EDGE OF WATER

REAR LOT LINE

AMERICA OUTDOORS CAMPER RESORT #1, A CONDOMINIUM CONDOMINIUM PLAT BOOK 8, PAGES 219-222

RESIDENTIAL

RESIDENTIAL

WATER BODY
(TOTAL ACREAGE TIDALLY INFLUENCED WATER BODIES = ±16.03 ACRES)

8

REAR LOT LINE

EXISTING EDGE OF WATER

EXISTING TOP OF BANK

36' ROW

RESIDENTIAL

INLET

CLUBHOUSE AREA

4

APPROXIMATE LOCATION OF DOCK

APPROXIMATE LOCATION OF KAYAK LAUNCH

REAR LOT LINE

INLET

TOP OF BANK

EDGE OF WATER

EDGE OF WATER

TOP OF BANK

TEN MILE CANAL

ZONING: RM-2
FUTURE LAND USE: SUBURBAN
LAND USE: RESIDENTIAL

RESIDENTIAL

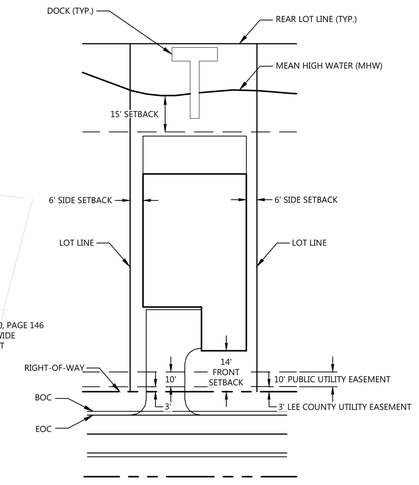
THE HARBORAGE PLAT BOOK 38 , PAGES 4-9

100' DEED BOOK 260, PAGE 146 EDGE OF 100' WIDE FP&L EASEMENT

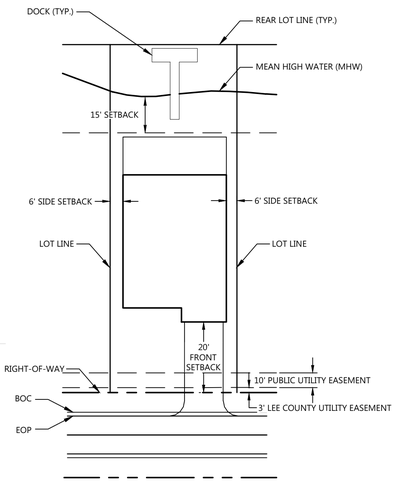
60' POWER POLE RESTRICTION

6' WATER PIPELINE EASEMENT O.R. BOOK 1681, PAGE 778

ZONING: PUD
FUTURE LAND USE: URBAN COMMUNITY
LAND USE: RESIDENTIAL



TYPICAL LOT DETAIL
(SIDE LOADED GARAGE) N.T.S.



TYPICAL LOT DETAIL
(FRONT LOADED GARAGE) N.T.S.

SUMMARY

1. LAND AREA = ±54.67 ACRES
   UPLAND AREA (NOT INCLUDING TIDALLY INFLUENCED WATER BODIES)= 38.64 ACRES
2. ZONING
   -THE SITE IS CURRENTLY ZONED RPD.
   -THE PROPOSED USE IS SINGLE-FAMILY
   -THE ZONING IS RESIDENTIAL PLANNED DEVELOPMENT (RPD) WITH ALL USES AS ALLOWED UNDER THE RS-1 DISTRICT.
   -THE MAXIMUM NUMBER OF UNITS FOR THIS PROJECT WILL BE 100, OR 2.6 UNITS PER ACRE BASED ON UPLAND ACREAGE.
3. SANITARY SEWER SHALL BE PROVIDED BY LEE COUNTY UTILITIES.
4. WATER SERVICE SHALL BE PROVIDED BY LEE COUNTY UTILITIES.

0 50 100 200

#	REVISION	DRAWN	DATE
1	PER STAFF COMMENTS DATED 7/24/14	GJS	7/30/14
2	ADDED INLET CALLOUT	PTN	8/27/14

RWA ENGINEERING
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www.consult-rwa.com

CLIENT: SD HIDDEN HARBOR LLC

PROJECT: HIDDEN HARBOR RPD

TITLE: MASTER CONCEPT PLAN

DATE	DESIGNED
6/24/14	ME
SEC: 7	TWP: 46S RGE: 25E
DRAWN	PTN
PROJECT NO.:	040155.06.02
SHEET NUMBER:	1 OF 1