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

PROPERTY BOUNDARY

WATER MANAGEMENT AREA

7 RESIDENTIAL

WATER MANAGEMENT AREA

WATER MANAGEMENT AREA

36' ROW 1

6 RESIDENTIAL

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

3

2

EXISTING TOP OF BANK

EXISTING EDGE OF WATER

REAR LOT LINE

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

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

RESIDENTIAL

THE HARBORAGE PLAT BOOK 38 , PAGES 4-9

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

REAR LOT LINE

EXISTING EDGE OF WATER

EXISTING TOP OF BANK

WATER MANAGEMENT AREA

36' ROW

60' POWER POLE RESTRICTION

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

INLET

CLUBHOUSE AREA

4

RESIDENTIAL

APPROXIMATE LOCATION OF DOCK

APPROXIMATE LOCATION OF KAYAK LAUNCH

REAR LOT LINE

TOP OF BANK

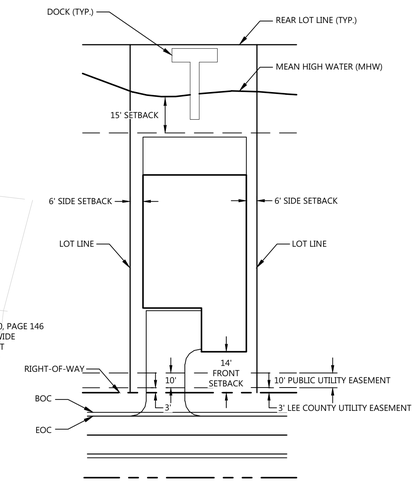
EDGE OF WATER

EDGE OF WATER

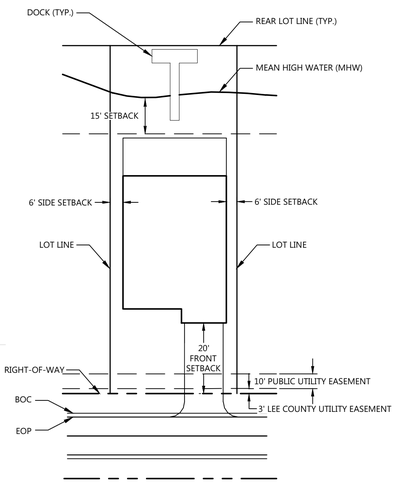
TOP OF BANK

TEN MILE CANAL

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



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

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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	