ADD2014-00218 Lee County ePlan

SCHEDULE OF DEVIATIONS

① A DEVIATION IS REQUESTED TO SEEK RELIEF FROM LDC § 10-291(3), WHICH REQUIRES DEVELOPMENTS GREATER THAN FIVE ACRES IN SIZE TO PROVIDE TWO ACCESS POINTS. PER LDC § 10-285(A), A SEPARATION OF 660 FEET MUST BE MAINTAINED BETWEEN TWO SUCH ACCESS POINTS ON AN ARTERIAL ROAD. THE SITE'S FRONTAGE ALONG US 41 MEASURES 350 FEET IN LENGTH, AND THUS DOES NOT ALLOW FOR A SECOND ACCESS POINT. FURTHERMORE, A SECOND ACCESS POINT WOULD SIGNIFICANTLY DECREASE THE AMOUNT OF INDIGENOUS AREA TO BE PRESERVED.

② A DEVIATION IS REQUESTED TO SEEK RELIEF FROM LDC § 10-261, PROVISIONS AND ALL RELEVANT LANGUAGE FOR REFUSE AND SOLID WASTE DISPOSAL FACILITIES. A GROUND FLOOR ENCLOSURE WITH HYDRAULIC COMPACTOR IS PROPOSED FOR EACH BUILDING.

③ A DEVIATION IS REQUESTED TO SEEK RELIEF FROM LDC § 10-416(D)(9), WHICH REQUIRES DEVELOPMENTS ABUTTING A NATURAL WATERWAY TO PROVIDE A 50' WIDE VEGETAITVE BUFFER. REQUEST TO BE PERMITTED TO MAINTAIN A MINIMUM 25' BUFFER WEST OF MULLOCK CREEK, INCREASING TO 34'± WHERE APPROPRIATE AT SUITABLE LOCATIONS, AND PROVIDING A 50' BUFFER EAST OF MULLOCK CREEK, AS REQUIRED.

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
DWELLING UNIT: MULTI-FAMILY
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
FENCES, WALLS
PARKING LOT, ACCESSORY
MODEL UNIT
REAL ESTATE SALES OFFICE, TEMPORARY
RECREATION FACILITIES: PRIVATE, ON-SITE
SIGNS IN ACCORDANCE WITH LDC CHAPTER 30

PARKING REQUIREMENTS

PER CODE FOR MULTI-FAMILY HOUSING:
PARKING PER 3 BR UNIT: 23 X 2/UNIT = 46 SPACES
PARKING PER 2 BR UNIT: 31 X 1.75/UNIT = 55 SPACES
REQUIRED VISITOR PARKING (10%) = 11 SPACES

PARKING SPACES REQUIRED = 112 SPACES (INCLUDING 5 HC SPACES)

PARKING SPACES PROVIDED = 125 SPACES (INCLUDING 5 HC SPACES)

SITE DEVELOPMENT REGULATIONS

LAND USE	MULTI-FAMILY
MIN. LOT AREA (SF)	10,000
MIN. LOT WIDTH (FT)	100
MIN. LOT DEPTH (FT)	100
MIN. STREET SETBACK, INTERNAL (FT)	20
MIN. STREET SETBACK, US 41 (FT)	25
MIN. SIDE SETBACK	
INC. CORNER LOTS (FT)	10
MIN. REAR LOT SETBACK (FT)	15
MIN. PERIMETER BUILDING SETBACK (FT)	15
MIN. SIDE ACCESSORY SETBACK (FT)	10
MIN. REAR ACCESSORY SETBACK (FT)	15
MIN. INDIGENOUS PRESERVE SETBACK (FT)	30
MIN. REAR WETLAND SETBACK (FT)	20
MIN. WATERBODY SETBACK (FT)	20
MIN. SETBACK TO MULLOCK CREEK (FT)	40
MAX. BUILDING HEIGHT (FT)	45 OR 3 STORY
MIN. BUILDING SEPARATION (FT)	20
MAX. LOT COVERAGE (%)*	60

* AS DEFINED BY LDC CHAPTER 34

PROJECT NOTE

② 5' WIDE MINIMUM LANDSCAPE BUFFER TO BE NATIVE SPECIES AND INCLUDE 4 TREES AND 18 SHRUBS PER 100 LINEAR FEET.

STRAP NUMBER

17-46-25-00-00002.0070

ZONING

NORTH = C-2, CT
SOUTH = AG-2
EAST = RS-1
WEST = ROW
PROJECT SITE = AG TO RPD

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE: 40% PER ADD2012-00004
0.40 X 404,479 = 161,792 SF

PROVIDED: PROPOSED DRY DETENTION + PROPOSED OPEN SPACE + PROPOSED INDIGENOUS AREAS + CREEK

49,592 SF + 59,588 SF + 97,871 SF + 30,432 SF
= 237,483 SF (58.7%)

INDIGENOUS PRESERVE REQUIREMENTS

REQUIRED: 50% OF OPEN SPACE
50% X 161,792 SF = 80,896 SF (1.86 AC)

PROVIDED: INDIGENOUS AREA #1 WITH CREDITS
62,647 SF + 10% (ADJACENT TO ROADWAY)
+ 25% (GREATER THAN 1 ACRE) = 84,573 SF

INDIGENOUS AREA #2 WITH CREDITS
35,224 SF + 10% (ADJACENT TO WATERBODY)
+ 10% (GREATER THAN 1/2 ACRE) = 42,269 SF

TOTAL PROVIDED: 84,573 SF + 42,269 SF = 126,842 SF (2.91 AC)

LEGEND

AC	ACRES
SF	SQUARE FEET
CONC.	CONCRETE
TOB	TOP OF BANK
EOW	EDGE OF WATER
①	DEVIATION
	INDIGENOUS AREA
	BUFFER
	DISTURBED AREA
	CONCRETE
10SP	NUMBER OF SPACES IN PARKING AREA

TDM
N

1" = 50'

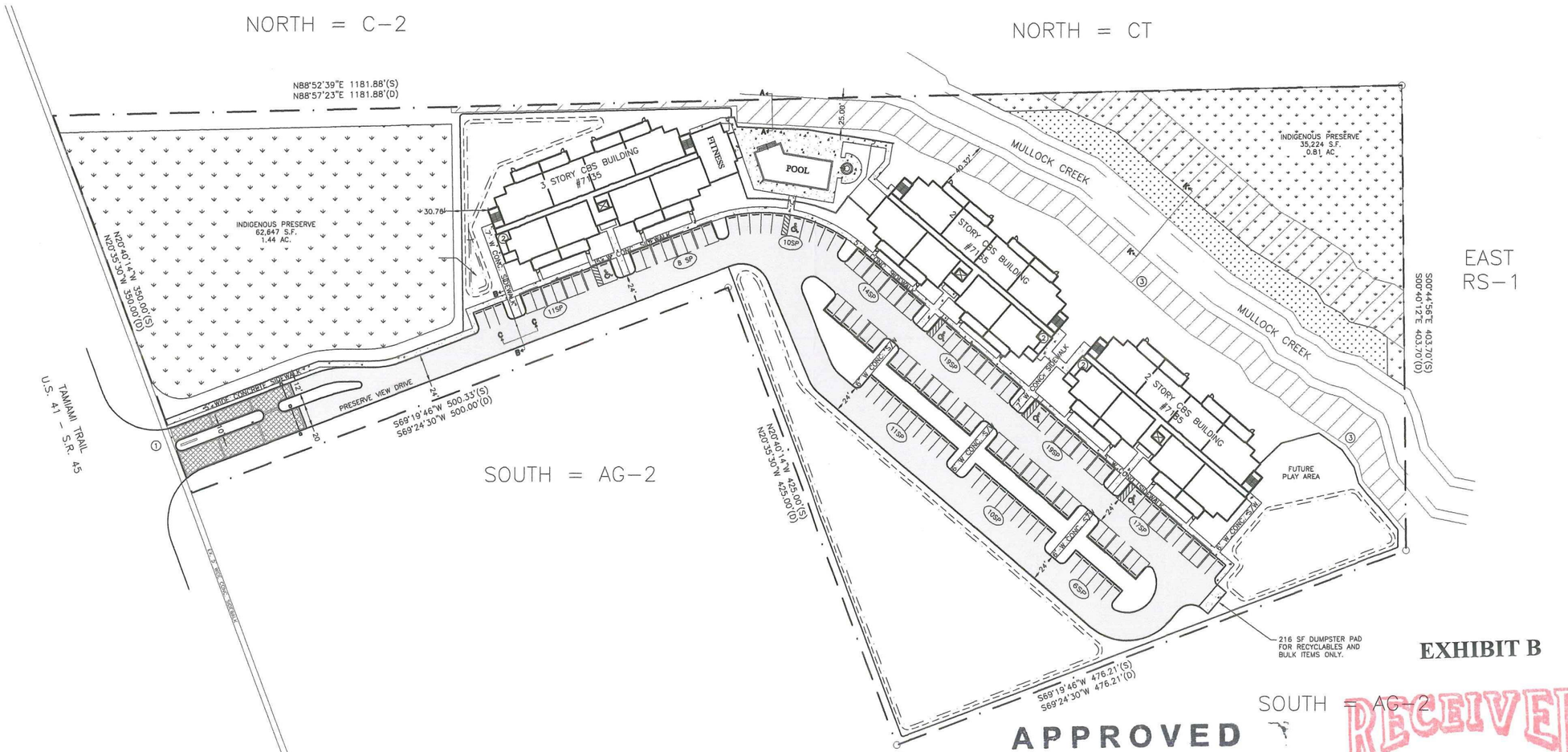


EXHIBIT B

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2012-00101
Date 10/18/12

RECEIVED
SEP 24 2012
COMMUNITY DEVELOPMENT

DATE:	08/19/12
DESIGNED BY:	VJM
DRAWN BY:	JEM
CHECKED BY:	VJM
APPROVED BY:	TDM
REVISIONS	
DATE	
DRAWING NAME:	JOBS\Joseph\Zoning\Drawings\SITE 2A.dwg

THE PRESERVE AT SAN CARLOS PARK/PORRO RPD

REVISED MCP

CIVIL ENGINEERING
TDM CONSULTING, INC.
43 Barkley Circle, Suite #200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Email: jmssield@tdmconsulting.com

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.

Dean Martin, P.E.
Florida # 52022

DATE:

SHEET # 1 of 1

SCALE: 1" = 50'

ADD 2012-00101