ADD2014-00218 Lee County ePlan

STRAP NUMBER

17-46-25-00-00002.0070

ADDRESS

GREENWOOD PARK CIRCLE
FORT MYERS, FL 33967

PROJECT INFORMATION

CURRENT ZONING/USE	= RPD/VACANT
PROPOSED USE	= MULTI-FAMILY, TOWNHOMES
FUTURE LAND USE	= URBAN COMMUNITY
TOTAL ACREAGE	= 9.24
PROPOSED DENSITY	= 55 DWELLING UNITS 55 DU/9.24 AC = 5.95 DU/AC
EXISTING SOIL TYPES	= #55 COCOA FINE SAND
IRRIGATION SERVICE	= IRRIGATION WELL
ARCHAEOLOGICAL SENSITIVITY LEVEL	= 2

ZONING/ACTUAL USE

NORTH: C-2 AND CT (GORDON'S FURNITURE & VACANT)
SOUTH: AG-2 (VACANT)
EAST: RS-1 (SINGLE-FAMILY RESIDENTIAL)
WEST: ROW (US 41)

LANDSCAPE BUFFERS

NORTH = MFR TO C-2 AND CT: NO BUFFER REQUIRED
*SEE PROJECT NOTE
EAST = MFR TO RS-1: 15' WIDE TYPE B BUFFER REQUIRED
INDIGENOUS PRESERVE TO SERVE AS BUFFER
SOUTH = MFR TO AG-2: NO BUFFER REQUIRED
WEST = MFR TO ROW: 15' WIDE TYPE D BUFFER REQUIRED
INDIGENOUS PRESERVE TO SERVE AS BUFFER

PROJECT NOTE

A MINIMUM 5' WIDE LANDSCAPE BUFFER IS REQUIRED BETWEEN THE INDIGENOUS PRESERVE AND THE NATURAL WATERWAY BUFFER (TO BE NATIVE SPECIES AND INCLUDE 4 TREES AND 18 SHRUBS PER 100 LINEAR FEET).

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE: 40% PER ADD2012-00101
0.40 X 404,479 = 161,792 SF

PROVIDED: INDIGENOUS PRESERVE AREAS + CREEK @ TOB + DRY DETENTION AREAS @ TOB + WATERWAY BUFFER + OPEN SPACE

= 83,182 SF + 37,025 SF + 51,108 SF + 16,341 SF + 26,228 SF

= 213,884 SF / 4.91 AC (52.9%)

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
47,958 SF + 4,796 SF (10% ADJACENT TO ROADWAY)
+ 11,990 SF (25% GREATER THAN 1 ACRE) = 64,744 SF

INDIGENOUS AREA #2 WITH CREDITS
35,224 SF + 3,522 SF (10% ADJACENT TO WATERBODY)
+ 3,522 SF (10% GREATER THAN 1/2 ACRE) = 42,268 SF

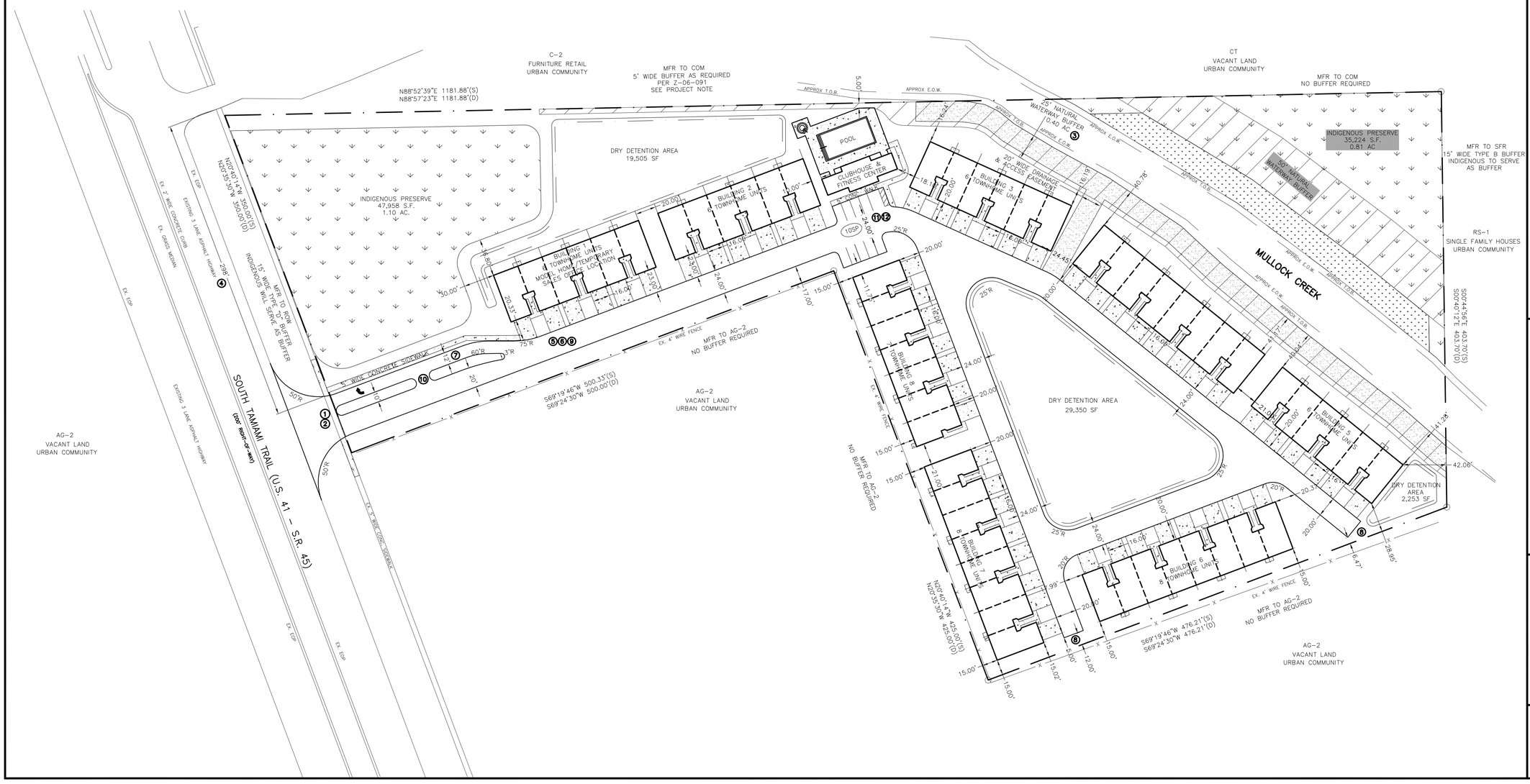
TOTAL PROVIDED: 64,744 SF + 42,268 SF = 107,012 SF (2.46 AC)

LEGEND

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

TDM
N

1" = 50'



DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
04/27/07	JDM	MJL & JHC	JDM	TDM

#	DATE	REVISIONS
1	05/06/15	REVISIONS PER LEE COUNTY COMMENTS

DRAWING NAME: JOBS\Joseph\Pond\Drawings\Civil\SITE.dwg

GREENWOOD VILLAS
PD AMENDMENT
F/K/A VILLA MAGNIFICA, THE PRESERVE AT SAN CARLOS PARK & PORRO RPD

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.

Dean Martin, P.E.
Florida # 52022

DATE:

SHEET # 1 of 1

SCALE: 1" = 50'