ADD2016-00083 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<br>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 |

N
TDM

1" = 50'

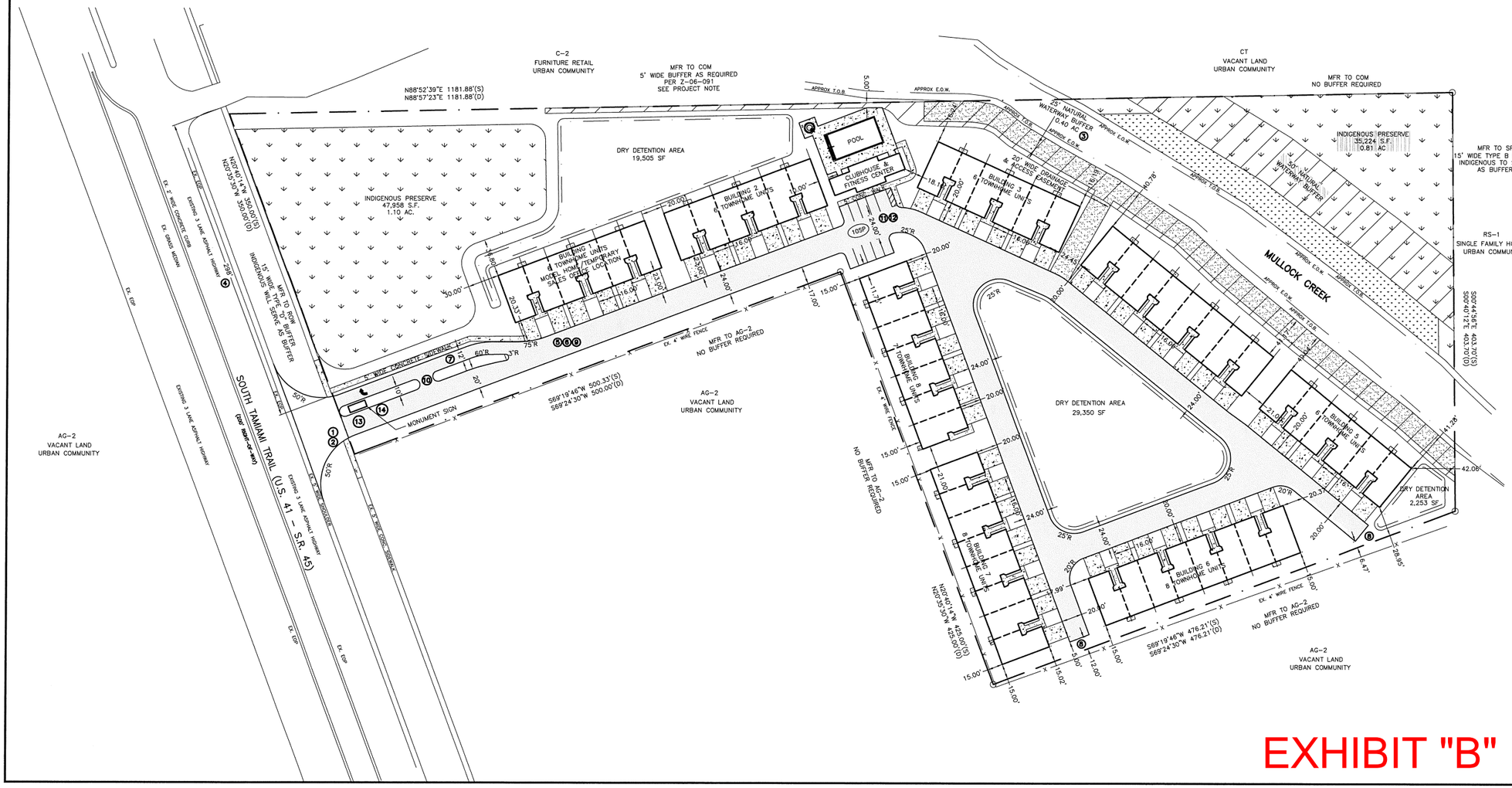



EXHIBIT "B"

| DATE | REVISIONS |
|---|---|
| 1 05/08/15 | REVISIONS PER LEE COUNTY COMMENTS |
| 2 05/13/15 | REVISIONS PER PD AMENDMENT |

DATE: 04/27/07
DESIGNED BY: JDM
DRAWN BY: MJL & JWC
CHECKED BY: JDM
APPROVED BY: TDM
DRAWING NAME: J:\DB\Joseph\Point\Drawings\CAVASITE.dwg

# GREENWOOD VILLAS
# PD AMENDMENT

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE

Dean Martin, P.E.
Florida # 52022
DATE:

SHEET # 1 of 1
SCALE: 1" = 50'