



ALL PHASES

OPEN SPACE REQUIREMENTS - PHASE 6:
PERCENTAGE OF OPEN SPACE REQ'D.: 30%
410,969 SF X 0.30 = 123,291 SF
PROVIDED BY GOLF COURSE

GENERAL LANDSCAPE REQ. - PHASE 6:
1 TREE PER 5,000 DEVELOPMENT
410,969 SF / 5,000 = 82 TREES REQ'D.
PROVIDED - 82 TREES

BUFFER REQUIREMENTS - PHASE 6:

1. ALONG ROAD = TYPE "B" BUFFER
LENGTH = 855 LF
WIDTH = 15 FT
TREES = 5 / 100 LF = (855/100) X 5 = 43
SHRUBS = 18/100 LF = (844/100) X 18 = 154
2. ALONG NORTH (FUTURE MULTI-FAMILY RESIDENTIAL)
TYPE "A" BUFFER
LENGTH = 151 LF
WIDTH = 10 FT
TREES = 4 / 100 LF = (151/100) X 4 = 6
SHRUBS = 12 / 100 LF = (151/100) X 12 = 18
3. ALONG MARINA = NO BUFFER REQ'D.
4. ALONG WEST (EXIST. LAKE) = NO BUFFER REQ'D.
5. ALONG WEST (EXIST. SINGLE FAMILY RESIDENTIAL) = NO BUFFER REQ'D.

PHASE 6 - PARKING LOT 1:

INTERIOR LANDSCAPE REQUIREMENTS:
REQ'D. PLANTING AREA = 10% OF PAVED PARKING LOT AREA
54,339 SF X 0.10 = 5,434 SF REQ'D.
PROV. = 15,281 SF

REQ'D. INTERIOR LANDSCAPE TREES:
1/250 SF OF REQUIRED INTERIOR PLANTING AREA
5,434 / 250 = 22 TREES REQ'D./PROV.

BUFFER:
TYPE "B" BUFFER ALONG VISTA RIVER DRIVE
LENGTH = 310 LF
WIDTH = 15 FT
TREES = (310 / 100) X 5 = 16 REQ'D./PROV.
SHRUBS = (310/100) X 18 = 56 REQ'D./PROV.

PHASE 6 - PARKING LOT 2:

INTERIOR LANDSCAPE REQ.:
88,350 SF X 0.10 = 8,835 SF REQ.
PROV. = 19,636 SF

INTERIOR LANDSCAPE TREES:
8,835 SF / 250 = 35 TREES REQ./PROV.

BUFFER:
TYPE "B" ALONG VISTA RIVER DRIVE
LENGTH = 545 LF
WIDTH = 15'
TREES = (545/100) X 5 = 27 REQ./PROV.
SHRUBS = (545/100) X 18 = 98 REQ./PROV.

TYPE "A" TO NORTH, ALONG FUTURE MULTI-FAMILY
LENGTH = 151 LF
WIDTH = 10 FT
TREES = (151/100) X 4 = 6 REQ./PROV.
SHRUBS = (151/100) X 12 = 18 REQ./PROV.

GENERAL NOTES:

1. ALL PLANT MATERIAL USED TO MEET THE REQUIREMENTS OF THE LEE COUNTY DEVELOPMENT STANDARDS ORDINANCE (DSO) SHALL, AT A MINIMUM, ADHERE TO THE FOLLOWING REQUIREMENTS:
A. NO PLANTINGS DESIGNED TO MEET ANY REQUIREMENTS OF THE DSO SHALL OCCUR IN AN EASEMENT.
B. THE AMOUNT OF TREES AND SHRUBS PROVIDED IN ANY REQUIRED BUFFER SHALL RESPOND TO THE QUANTITIES DEFINED BY THE PARTICULAR BUFFER "TYPE" AS DEFINED IN THE DSO.
C. SEVENTY-FIVE PERCENT (75%) OF THE TOTAL NUMBER OF TREES AND FIFTY PERCENT (50%) OF THE TOTAL NUMBER OF SHRUBS USED TO MEET THE MINIMUM REQUIREMENTS OF THE DSO SHALL BE NATIVE VARIETIES.
D. THE MINIMUM SIZE OF ALL REQUIRED TREES SHALL BE SIX FEET (6') HIGH WITH A MINIMUM CALIPER OF ONE INCH (1") AT THE TIME OF PLANTING. THE MINIMUM SIZE OF ALL PALMS USED TO MEET THE MINIMUM REQUIREMENTS OF THE DSO SHALL HAVE SIX FEET (6') OF CLEAR TRUNK AT THE TIME OF PLANTING.
E. PALMS MAY OFFSET NOT MORE THAN TWENTY-FIVE PERCENT (25%) OF THE REQUIRED AMOUNT OF TREES.
F. ALL PLANT MATERIAL USED TO MEET THE MINIMUM REQUIREMENTS OF THE DSO SHALL COMPLY WITH THE GROWTH HABITS SO DEFINED AND SHALL, AT A MINIMUM, CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS 1 AND 2". ALL PLANT MATERIAL SHALL BE INSTALLED IN A RECOGNIZED

HORTICULTURALLY SOUND MANNER.

G. THE USE OF CYPRESS MULCH IS NOT RECOMMENDED. CONSIDERATION OF THE USE OF EUCALYPTUS, FLORIMULCH, PINE STRAW, AND BARK IS ENCOURAGED.

2. ACCORDING TO THE FLORIDA LAND USE, COVER, AND FORMS CLASSIFICATION SYSTEM (FLUCCS), THE LAND USE CLASSIFICATION FOR THIS PROPERTY IS 740 - DISTURBED LAND.

3. OPEN SPACE SHALL BE PROVIDED, AT A MINIMUM, BY THE AMOUNTS AND TYPE REQUIRED BY THE DSO AND/OR BY THE CONDITIONS APPLIED THROUGH THE DSO AND ANY OTHER RELATED RESOLUTION.

4. ALL REQUIRED LITTORAL PLANTINGS SHALL BE PLANTED AT A MINIMUM OF TWO FEET (2') BELOW THE CONTROL ELEVATION AND SHALL, AT A MINIMUM, ADHERE TO THE FOLLOWING REQUIREMENTS:
A. AT LEAST FOUR (4) PLANT SPECIES SHALL BE PLANTED IN LITTORAL ZONES.
B. TREES AND SHRUBS MAY BE SUBSTITUTED FOR UP TO TWENTY-FIVE PERCENT (25%) OF THE TOTAL NUMBER OF REQUIRED LITTORAL

PLANTINGS. MINIMUM SIZE OF LITTORAL PLANTINGS SHALL BE TWO INCH (2") CONTAINERS AT THE TIME OF PLANTING.
C. THE OWNER RESERVES THE RIGHT TO INSTALL QUANTITIES OF TREES, SHRUBS, AND HERBACEOUS PLANTS AT HIS/HER DISCRETION IN ACCORDANCE TO THE ADOPTED GUIDELINES. PLANTINGS AT LAKE INTAKE AND DISCHARGE POINTS IS HIGHLY RECOMMENDED.

5. ALL LISTED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE OR KILLED IN PLACE IN PERPETUITY. LISTED SPECIES INCLUDE, BUT NOT LIMITED TO: BRAZILIAN PEPPER, AUSTRALIAN PINE, MELALEUCA, DOWNY ROSE MYRTLE, AND EARLEAF ACACIA.

6. PARKING LOT LANDSCAPING SHALL CONFORM TO THE QUALITY STANDARDS DEFINED IN THE DSO AND BY QUANTITY AS DESCRIBED AND SHOWN HEREIN.

RECOMMENDED PLANT LIST

TREES:

Live Oak - *Quercus virginiana*
West Indian Cherry - *Prunus myrtifolia*
Southern Slash Pine - *Pinus elliotii* var. *densa*
Golden Rain Tree - *Koelreuteria formosana*
Bald Cypress - *Taxodium distichum*

PALMS:

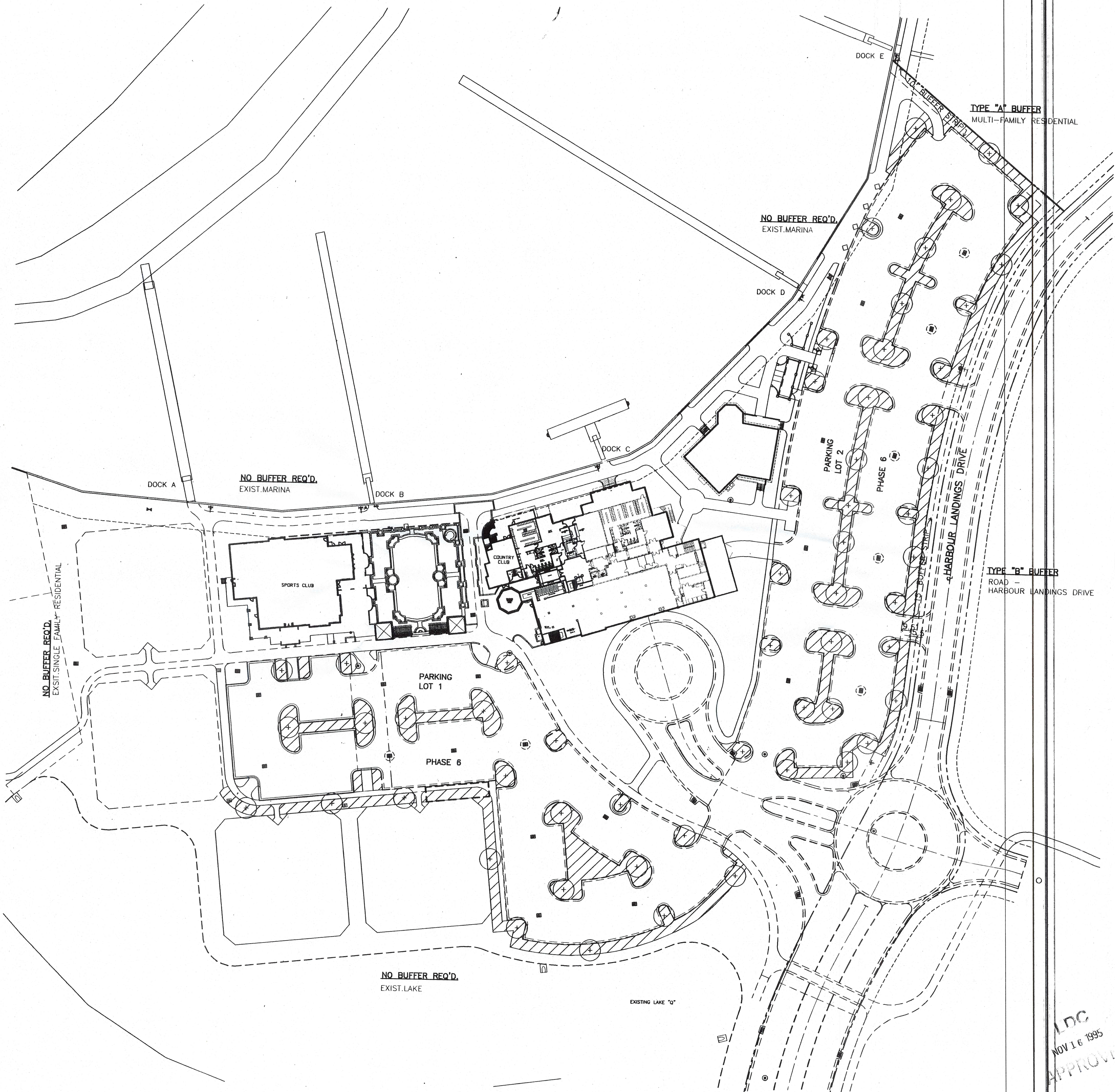
Cabbage Palm - *Sabal palmetto*
Washington Palm - *Washingtonia robusta*
Canary Island Date Palm - *Phoenix canariensis*
Queen Palm - *Syagrus romanzoffiana*
Paurotis Palm - *Acoelorrhaphe wrightii*

SHRUBS AND GROUND COVERS:

Wax Myrtle - *Myrica cerifera*
Wild Coffee - *Psychotria nervosa*
Florida Privet - *Foresteria segregata*
Stoppers - *Eugenia* spp.
Fakahatchee Grass - *Tripsacum dactyloides*

LITTORAL PLANTINGS:

Maidencaine - *Panicum hemitomon*
Cordgrass - *Spartina* spp.
Rushes - *Scirpus* spp.
Swamp Fern - *Blechnum serrulatum*
Arrowheads - *Sagittaria* spp.



Michael V. Morris
MICHAEL V. MORRIS
PE 18582
NOV 3 1995

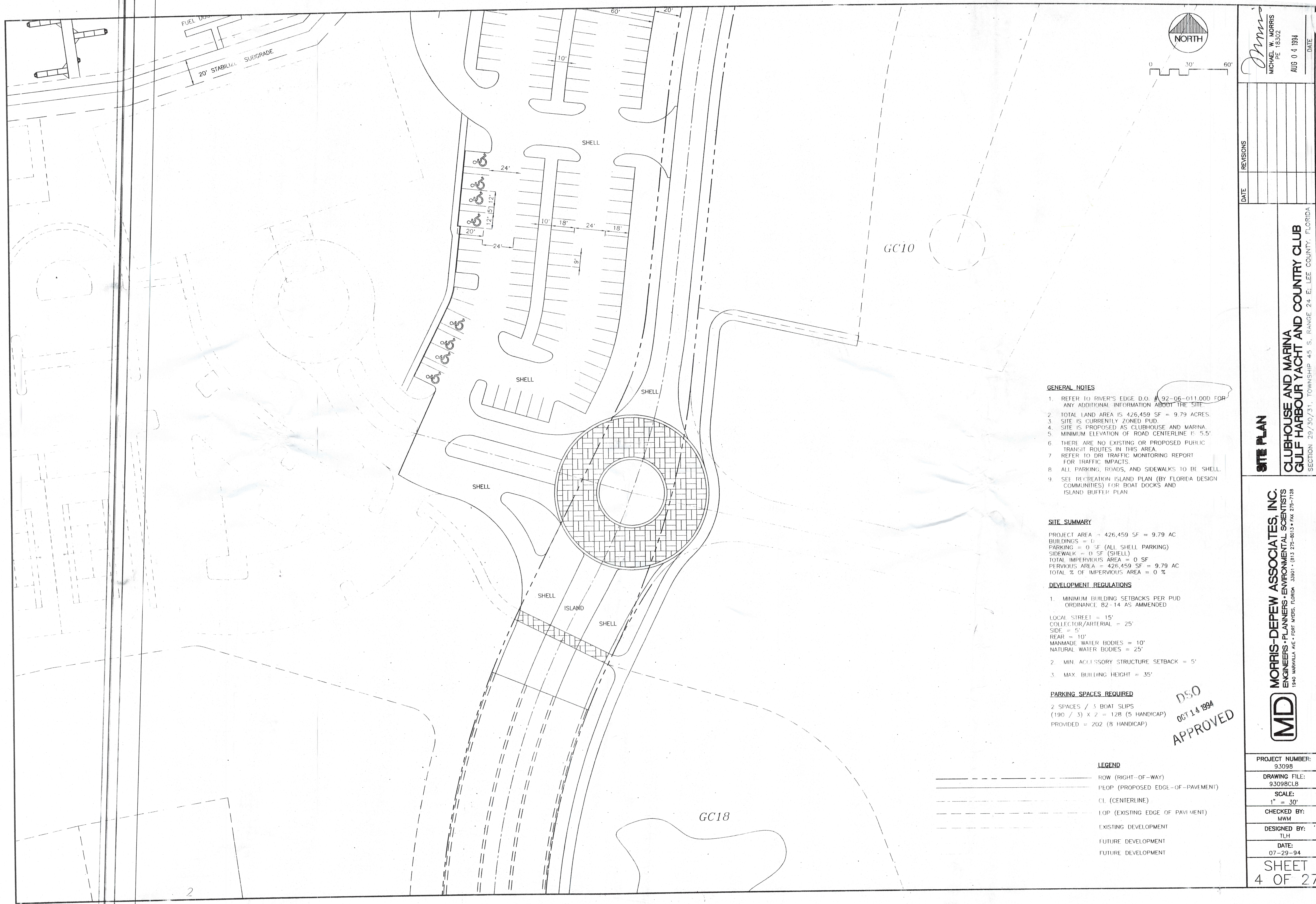
DATE	REVISION	REV. PER	DEVL. REVIEW
04-28-95			
05-10-95			
11-03-95			

BUFFER PLAN
GULF HARBOUR YACHT AND COUNTRY CLUB
CLUBHOUSE AND MARINA
LEE COUNTY, FLORIDA

MID MORRIS-DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • ENVIRONMENTAL SCIENTISTS
2216 ALTAMONT AVE. • FT. MYERS, FL 33901 • (813) 387-9868 (FAX) 387-9864

MHA PROJECT:	93098
DATA FILE:	93098RV1
SCALE:	1" = 50'
CHECKED BY:	MWM
DESIGNED BY:	TLH
DATE:	01-03-94
SHEET	3

INC
NOV 16 1995
APPROVED



- GENERAL NOTES**
1. REFER TO RIVER'S EDGE D.O. # 92-06-011.000 FOR ANY ADDITIONAL INFORMATION ABOUT THE SITE
 2. TOTAL LAND AREA IS 426,459 SF = 9.79 ACRES.
 3. SITE IS CURRENTLY ZONED PUD.
 4. SITE IS PROPOSED AS CLUBHOUSE AND MARINA.
 5. MINIMUM ELEVATION OF ROAD CENTERLINE IS 5.5'.
 6. THERE ARE NO EXISTING OR PROPOSED PUBLIC TRANSIT ROUTES IN THIS AREA.
 7. REFER TO DRI TRAFFIC MONITORING REPORT FOR TRAFFIC IMPACTS.
 8. ALL PARKING, ROADS, AND SIDEWALKS TO BE SHELL.
 9. SEE RECREATION ISLAND PLAN (BY FLORIDA DESIGN COMMUNITIES) FOR BOAT DOCKS AND ISLAND BUFFER PLAN.

SITE SUMMARY

PROJECT AREA = 426,459 SF = 9.79 AC
 BUILDINGS = 0
 PARKING = 0 SF (ALL SHELL PARKING)
 SIDEWALK = 0 SF (SHELL)
 TOTAL IMPERVIOUS AREA = 0 SF
 PERVIOUS AREA = 426,459 SF = 9.79 AC
 TOTAL % OF IMPERVIOUS AREA = 0 %

- DEVELOPMENT REGULATIONS**
1. MINIMUM BUILDING SETBACKS PER PUD ORDINANCE 82-14 AS AMENDED
- LOCAL STREET = 15'
 COLLECTOR/ARTERIAL = 25'
 SIDE = 5'
 REAR = 10'
 MANMADE WATER BODIES = 10'
 NATURAL WATER BODIES = 25'
2. MIN. ACCESSORY STRUCTURE SETBACK = 5'
 3. MAX. BUILDING HEIGHT = 35'

PARKING SPACES REQUIRED

2 SPACES / 3 BOAT SLIPS
 (190 / 3) X 2 = 128 (5 HANDICAP)
 PROVIDED = 202 (8 HANDICAP)

DSO
 OCT 14 1994
 APPROVED

- LEGEND**
- ROW (RIGHT-OF-WAY)
 - PEOP (PROPOSED EDGE-OF-PAVEMENT)
 - CL (CENTERLINE)
 - EOP (EXISTING EDGE OF PAVEMENT)
 - EXISTING DEVELOPMENT
 - FUTURE DEVELOPMENT
 - FUTURE DEVELOPMENT

 MICHAEL W. MORRIS PE 18302 AUG 04 1994 DATE	
REVISIONS DATE	SITE PLAN CLUBHOUSE AND MARINA GULF HARBOUR YACHT AND COUNTRY CLUB SECTION 29/30/31, TOWNSHIP 45 S, RANGE 24 E, LEE COUNTY, FLORIDA
PROJECT NUMBER: 93098	
DRAWING FILE: 93098CL8	
SCALE: 1" = 30'	
CHECKED BY: MWM	
DESIGNED BY: TLH	
DATE: 07-29-94	
SHEET 4 OF 27	

PARKING SPACE CALCULATIONS

PROJECT DATA:

EXISTING CLUBHOUSE FLOOR AREA = 11,500 SF
 PROPOSED FLOOR AREA EXPANSION = 7,800 SF
 TOTAL FLOOR AREA = 19,300 SF

SPACES REQUIRED:

1 SPACE/300 SF (CLUBHOUSE) X 19,300 SF = 65 SPACES
 OR
 6 SPACES/GOLF HOLE X 36 HOLES = 216 SPACES
 AS PER SECTION 212.16 J.A.H., USE THE
 GREATER OF THE 2 REQUIREMENTS OR 216 SPACES

SPACES PROVIDED:

EXISTING SPACES = 207
 SPACES LOST TO BUILDING EXPANSION = (-) 10
 SPACES LOST BY RE-STRIPING 5
 REGULAR SPACES TO 4
 HANDICAP SPACES (PARKING LOT "C") = (-) 1
 PROPOSED PAVED SPACES = (+) 13
 PROPOSED GRASS SPACES = (+) 7
 TOTAL SPACES PROVIDED = 216

NOTE: OF THE 216 SPACES, 1 ARE FOR
 HANDICAP PARKING.

SCALE: 1" = 50'

EXISTING SITE COVERAGE (ACRES & % OF TOTAL)						
TRACT	BUILDING POOL TENNIS	PAVEMENT CURB	CART PATH	LAKE	OPEN SPACE	TOTAL
"F"	0.32 (19%)	0.84 (20.7%)	0.29 (7.2%)	0.07 (1.7%)	2.53 (62.5%)	4.05 (100%)
"F-1"	1.76 (28.6%)	1.08 (17.5%)	0.41 (6.7%)	0.04 (0.6%)	2.87 (46.4%)	6.16 (100%)
"F-2"	-	0.63 (72.4%)	0.03 (3.4%)	-	0.21 (24.1%)	0.87 (100%)
TOTAL	2.08 (18.8%)	2.55 (23.0%)	0.73 (6.6%)	0.11 (1.0%)	5.61 (50.6%)	11.08 (100%)

PROPOSED SITE COVERAGE (ACRES & % OF TOTAL)						
TRACT	BUILDING POOL TENNIS	PAVEMENT CURB	CART PATH	LAKE	OPEN SPACE	TOTAL
"F"	0.40 (11.9%)	0.77 (19.0%)	0.32 (7.9%)	0.07 (1.7%)	2.41 (59.5%)	4.05 (100%)
"F-1"	1.76 (28.6%)	1.15 (18.7%)	0.42 (6.8%)	0.04 (0.6%)	2.79 (45.3%)	6.16 (100%)
"F-2"	-	0.63 (72.4%)	0.03 (3.4%)	-	0.21 (24.1%)	0.87 (100%)
TOTAL	2.24 (20.2%)	2.55 (23.0%)	0.77 (6.9%)	0.11 (1.0%)	5.41 (48.9%)	11.08 (100%)

NOTES:

1. THERE WILL BE NO EXTERNAL OR INTERNAL IMPACTS OF TRAFFIC SINCE THE EXPANSION OF THIS PRIVATE CLUB FACILITY WILL SERVE THE SAME NUMBER OF RESIDENTS WITHIN FIDDLESTICKS COUNTRY CLUB.
2. ALL SITE WORK IN THIS PROJECT TO BE IN 1 PHASE. SEE ARCHITECT'S PLAN FOR PHASING OF BUILDING.
3. SEE ARCHITECT'S PLANS FOR "PAVER DETAIL".
4. ALL HANDICAP PARKING SPACES TO BE STRIPED AND HAVE SIGNAGE AS PER CURRENT LEE COUNTY ZONING STANDARDS.

FIRE FLOW CALCULATIONS

AREA OF BUILDING MAIN FLOOR
 (INCLUDING PROPOSED EXPANSION) = 19,300 SF

(A) TYPE OF CONSTRUCTION = WOOD (TYPE VI)

REQUIRED FIRE FLOW:

(1B) (1/5) (19,300) = 3,751 GPM @ 20 PSI

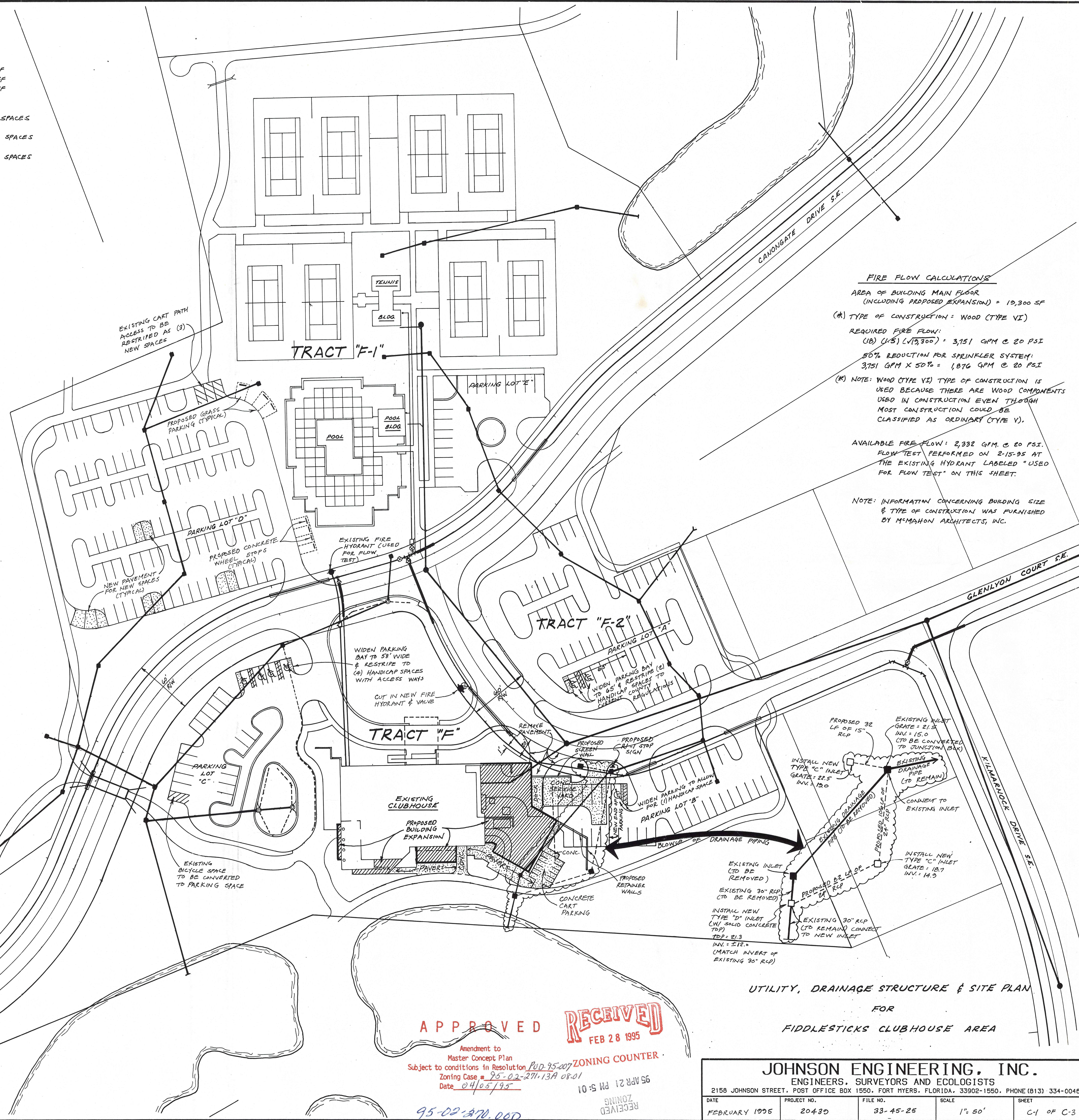
50% REDUCTION FOR SPRINKLER SYSTEM:

3,751 GPM X 50% = 1,876 GPM @ 20 PSI

(K) NOTE: WOOD (TYPE VI) TYPE OF CONSTRUCTION IS USED BECAUSE THERE ARE WOOD COMPONENTS USED IN CONSTRUCTION EVEN THOUGH MOST CONSTRUCTION COULD BE CLASSIFIED AS ORDINARY (TYPE V).

AVAILABLE FIRE FLOW: 2,332 GPM @ 20 PSI.
 FLOW TEST PERFORMED ON 2-15-95 AT
 THE EXISTING HYDRANT LABELED "USED
 FOR FLOW TEST" ON THIS SHEET.

NOTE: INFORMATION CONCERNING BUILDING SIZE
 & TYPE OF CONSTRUCTION WAS FURNISHED
 BY McMAHON ARCHITECTS, INC.



APPROVED

RECEIVED
 FEB 28 1995

Amendment to
 Master Concept Plan
 Subject to conditions in Resolution PUD 95-007
 Zoning Case # 95-02-270.13A 08.01
 Date 04/05/95

RECEIVED
 95 APR 21 PM 5:01
 ZONING

UTILITY, DRAINAGE STRUCTURE & SITE PLAN

FOR

FIDDLESTICKS CLUBHOUSE AREA

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS

2156 JOHNSON STREET, POST OFFICE BOX 1550, FORT MYERS, FLORIDA, 33902-1550, PHONE (813) 334-0046

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
FEBRUARY 1995	20430	33-45-25	1" = 50'	C-1 OF C-3

95-02-270.000
 Fiddlesticks Country
 Club

Section 202.16.J.4.j.

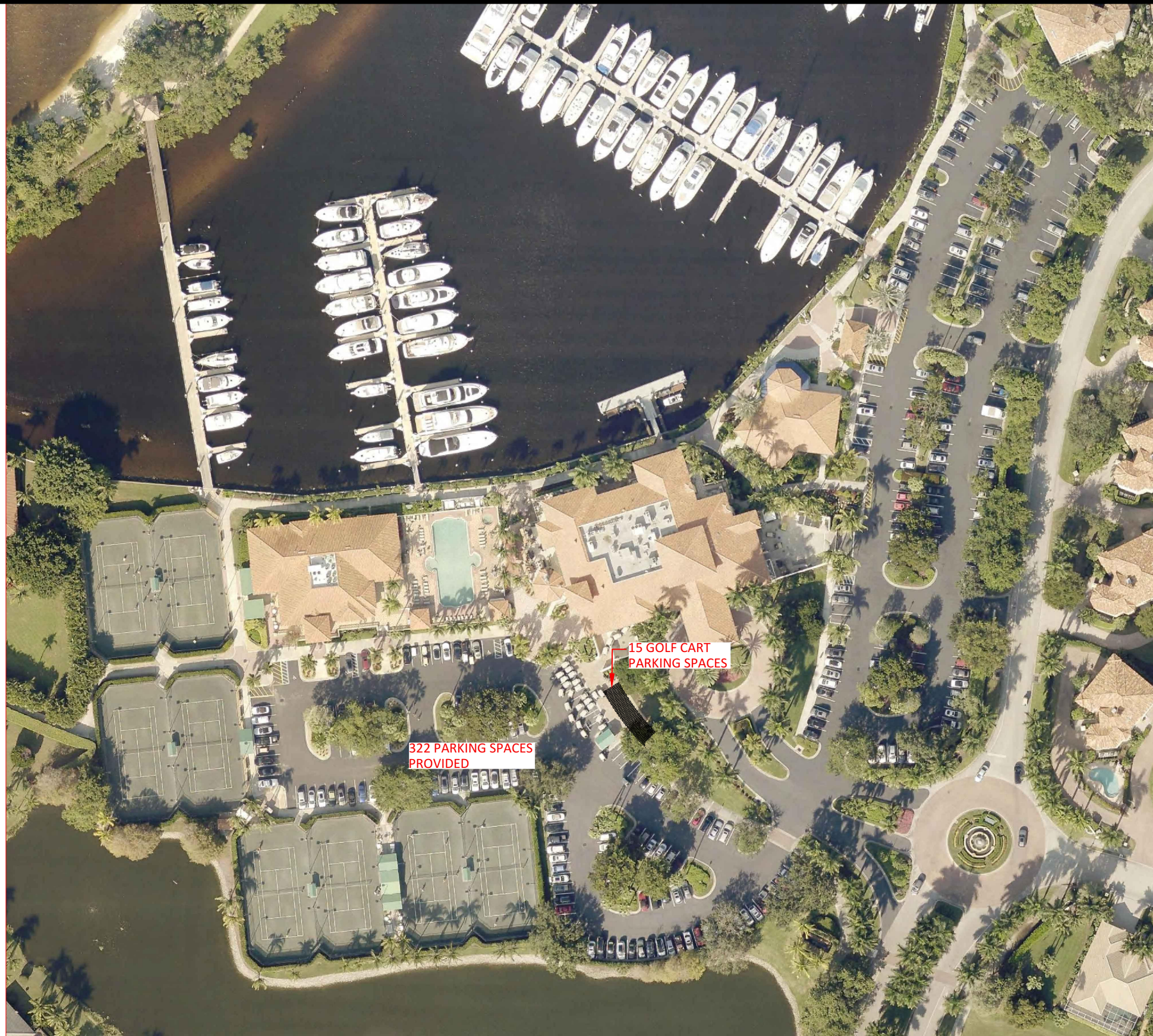
- j. MARINA AND OTHER WATER ORIENTED USES:
 - 1.) Boat Slips: Two (2) spaces per three (3) slips.
 - 2.) Boat Ramps: See J.4.b.
 - 3.) Dry Storage: One (1) space per four (4) unit stalls.
 - 4.) Charter or party Fishing Boat Services: One (1) space per three (3) people based on maximum passenger capacity of the boat(s) using the dock or loading facility.
 - 5.) Cruise Ships: One (1) space per three (3) people based on the maximum passenger capacity of the ship.
 - 6.) Other Uses: Refer to J.5.
- k. MINIATURE GOLF: Two (2) spaces per hole for the first nine (9) holes; plus one (1) space per hole for each hole in excess of nine (9) holes.
- l. PLACES OF WORSHIP AND RELIGIOUS FACILITIES: Refer to Section 521.
- m. RECREATION FACILITIES - INDOOR, COMMERCIAL: There shall be provided at least one (1) parking space for each one hundred (100) square feet of total floor area.
- n. RECREATION FACILITIES - OUTDOOR, COMMERCIAL: To be determined by the Director if use not listed herein.
- o. TENNIS COURTS, COMMERCIAL: Five (5) spaces per court plus one (1) space per three spectator seats. See J.7.
- p. THEATERS, AUDITORIUMS, STADIA, ARENAS AND OTHER PLACES OF PUBLIC ASSEMBLY, MUSEUM, ART GALLERY, LIBRARY, AND OTHER SIMILAR USES NOT COVERED ELSEWHERE: For such uses, there shall be provided either one (1) parking space for each three hundred (300) square feet of total floor area, or one (1) parking space for each four (4) seats, whichever of the two is greater. (See subsection J.7).
- q. FLEA MARKETS: One (1) space per 100 square feet of display area.

5. COMBINED USES

The number of parking spaces required for combined uses shall be the total of the spaces required for each separate use established by this schedule, except as provided in Subsection H and as provided for herein.

a. MULTIPLE OCCUPANCY COMPLEX

This section applies to shopping centers and other complexes where five (5) or more individual office or retail establishments are located and which all share a common parking area. Specifically excluded from this subsection are:

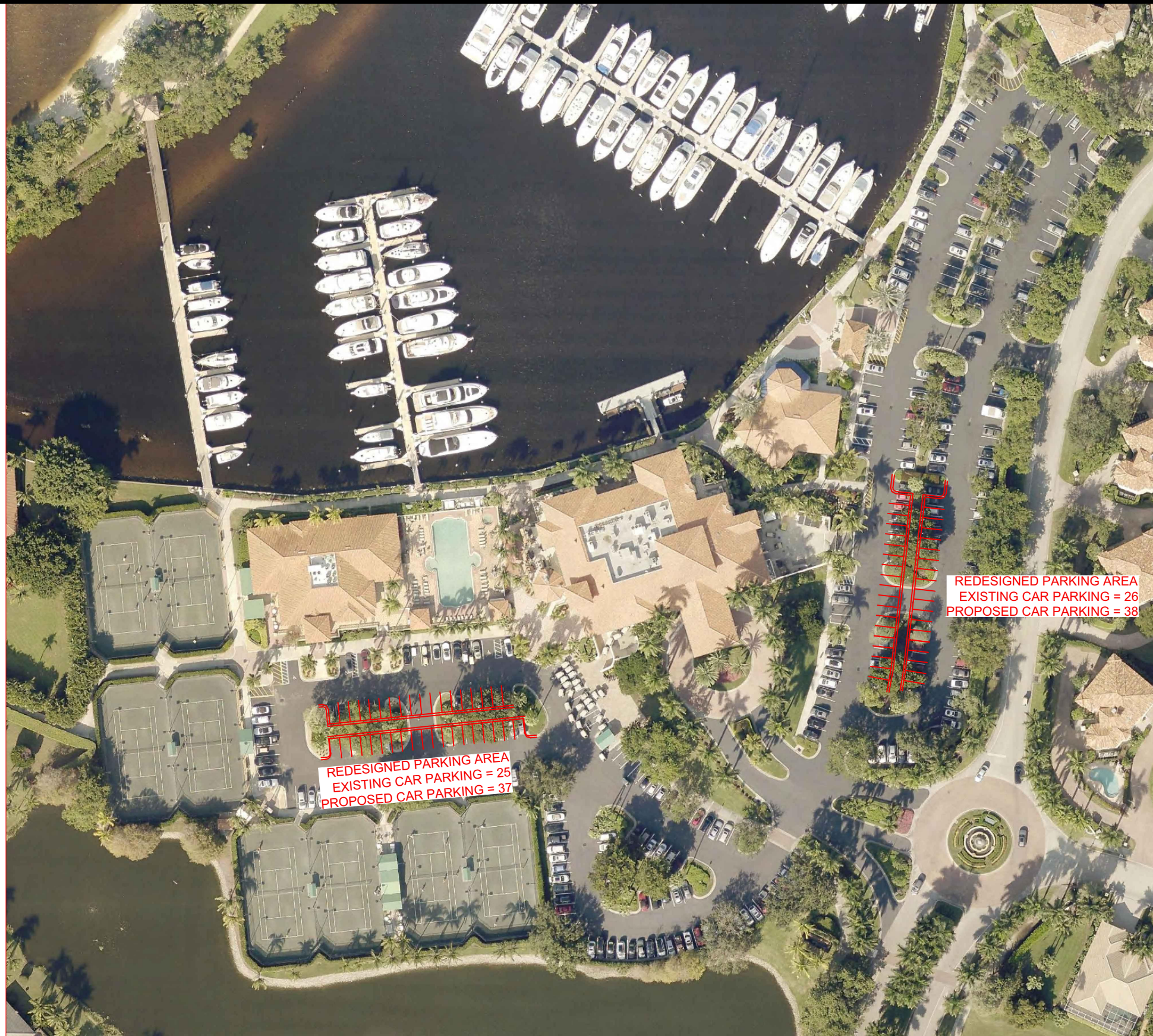




GULF HARBOUR YACHT AND COUNTRY CLUB
SOUTH PARKING EXISTING CONDITIONS EXHIBIT



08/10/2016



EXISTING PARKING
322 CAR SPACES
15 GOLF CART SPACES

PROPOSED PARKING
322 EXISTING CAR SPACES
24 PROPOSED ADDITIONAL CAR SPACES
346 TOTAL CAR SPACES & 15 GOLF CART SPACES



GULF HARBOUR YACHT AND COUNTRY CLUB NORTH PARKING PROPOSED CONDITIONS EXHIBIT

0 50' 100'
SCALE IN FEET

08/10/2016