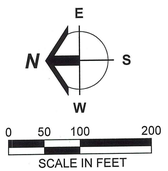
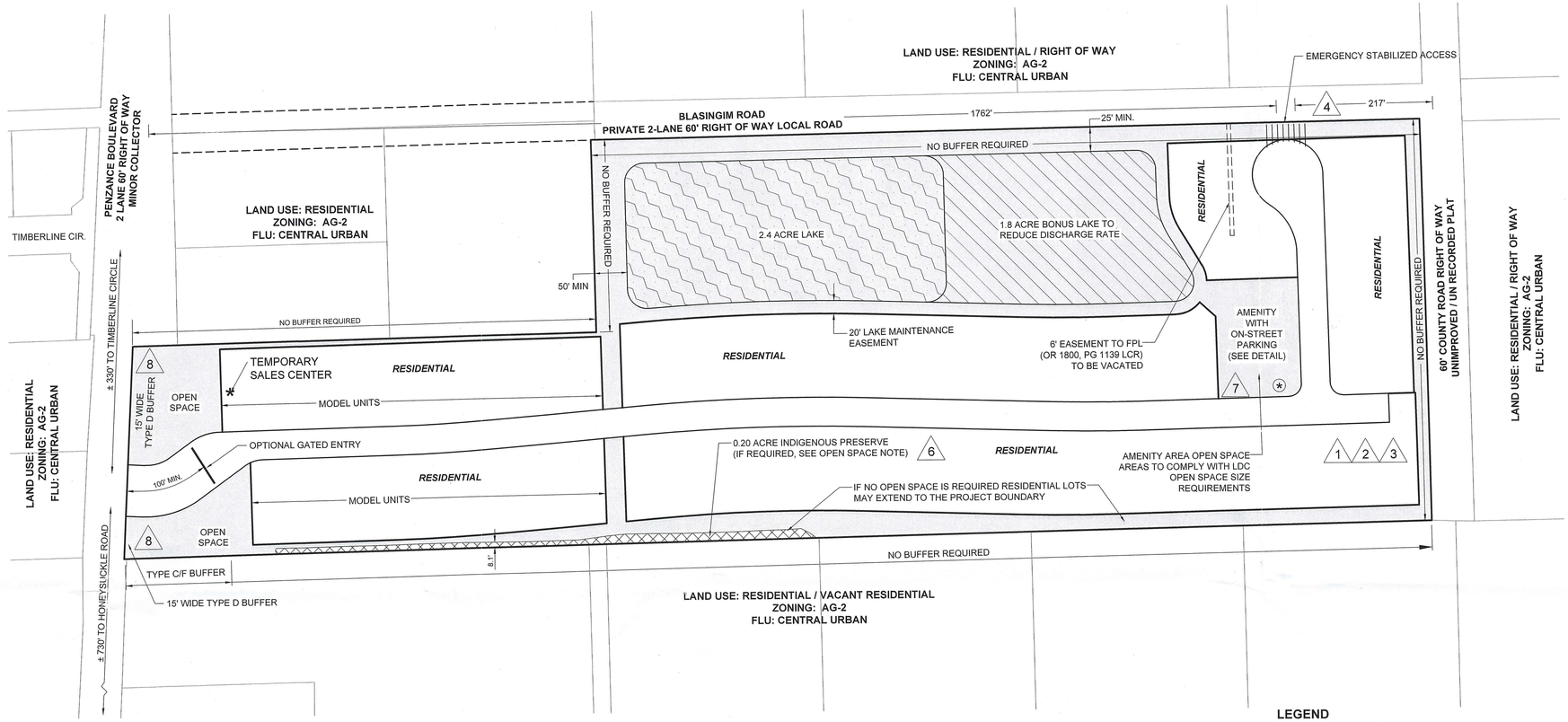
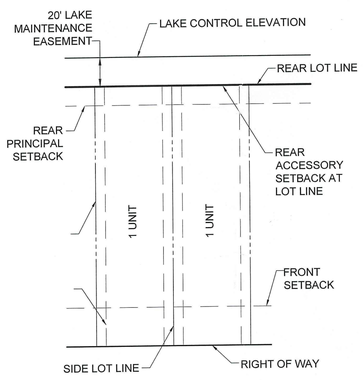
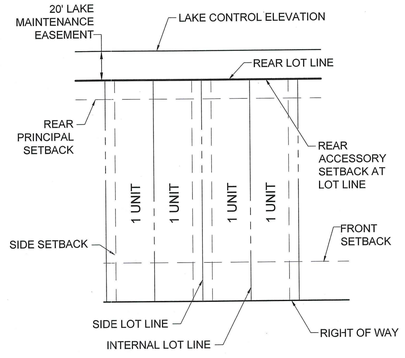
ADD2018-10017 Lee County ePlan







SINGLE FAMILY
TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED
TYPICAL LOT DETAIL

LEGEND

LAKE	COMMON OPEN SPACE AREAS
BONUS LAKE TO REDUCE DISCHARGE	DEVIATION REQUEST (#)
INDIGENOUS PRESERVE	LOADING AREA (*)

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE

24.11 @ 40% = 9.60 AC

PROVIDED OPEN SPACE

PRESERVE	0.20 AC
LAKE & BONUS LAKE (9.6 @ 44%) (5)	4.22 AC
LAKE SLOPE	0.99 AC
AMENITY	0.47 AC
REAR YARD DRAINAGE & PERIMETER BERM	3.72 AC
TOTAL	9.60 AC

REQUIRED INDIGENOUS PRESERVE

9.60 @ 50% = 4.80 AC

PROVIDED INDIGENOUS PRESERVE

PROVIDED = 0.20 AC

NOTE:
NO OPEN SPACE OR INDIGENOUS PRESERVE IS REQUIRED IF THE FOLLOWING CONDITIONS ARE MET:

1. MINIMUM SINGLE FAMILY DETACHED LOT SIZE = 6500 SF
2. MINIMUM TWO-FAMILY ATTACHED LOT SIZE = 3750 SF
3. MAXIMUM LOT COVERAGE RESIDENTIAL LOT COVERAGE = 40%

IF ABOVE CRITERIA IS MET DEVIATION 5 AND ASSOCIATED CONDITIONS OF DEVIATION 5 ARE NOT APPLICABLE.

Exhibit C

J.R. EVANS ENGINEERING, P.A.
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVANSENGINEERING.COM

J.R. EVANS ENGINEERING

BLASINGIM ROAD RPD

MASTER CONCEPT PLAN

#	DATE	REVISIONS
1	07/11/16	PER LEE COUNTY
2	08/22/16	SECOND SUFFICIENCY
3	09/27/16	REVISE OPEN SPACE TABLE
4	05/17/18	REVISE MINIMUM LAKE SETBACK

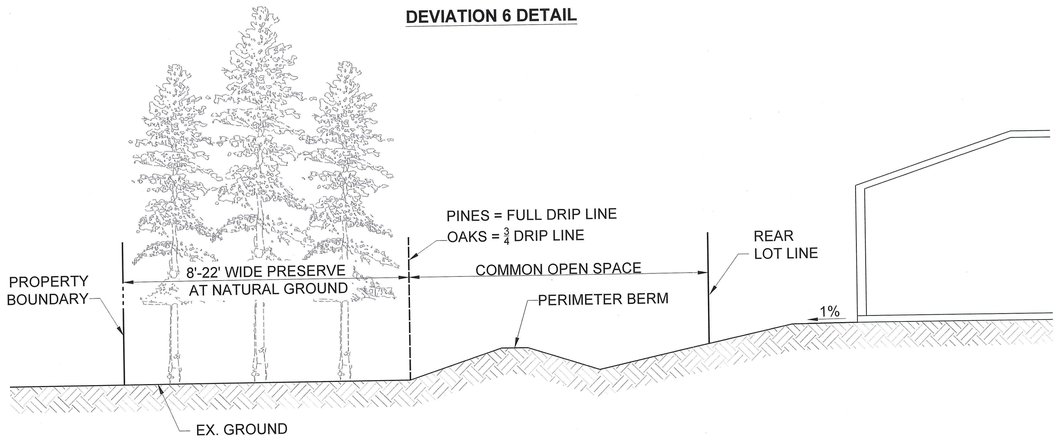
CHRISTOPHER R. MITCHELL P.E.
FL. LICENSE NO. 56740
FL. COA # 29226

PROJECT #: 29800E0301

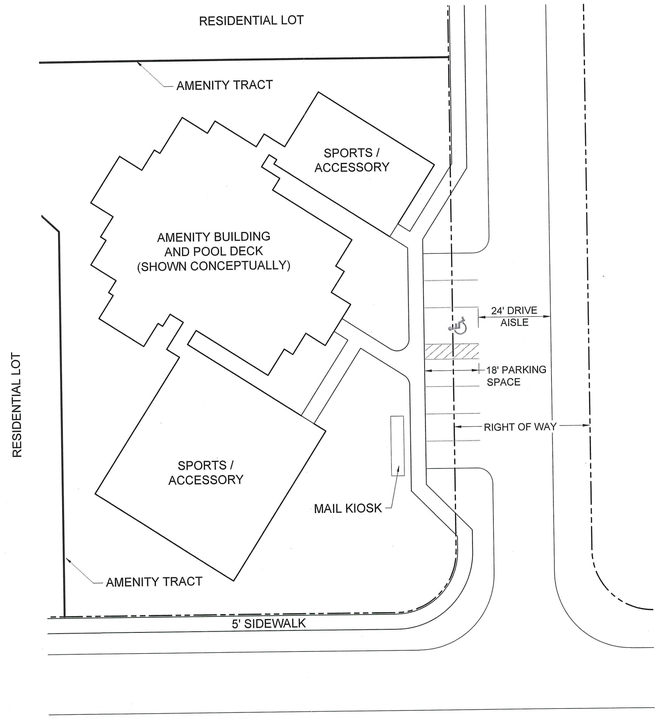
SHEET: 1 OF 2

ADD2018-10017 Lee County ePlan

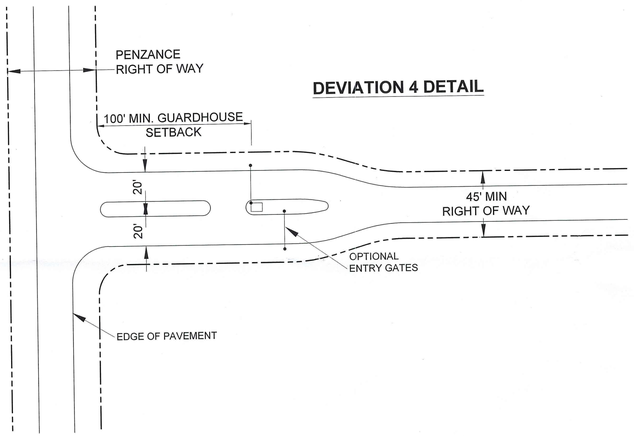
DEVIATION 6 DETAIL



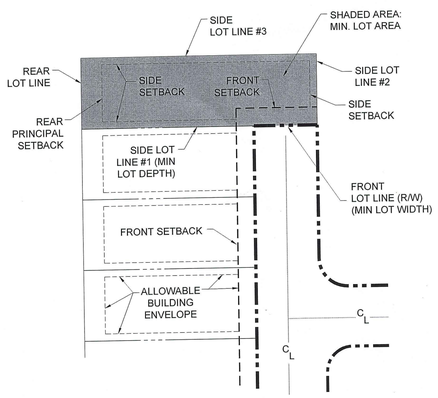
DEVIATION 7 DETAIL



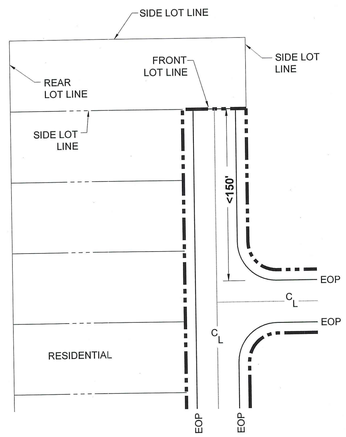
DEVIATION 4 DETAIL



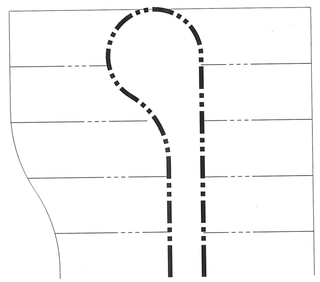
DEVIATION 3 LOT SIZE DETAIL



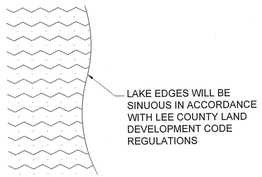
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



CUL-DE-SAC DESIGN DETAIL



SINUOUS LAKE SHORELINE DETAIL



J.R. EVANS ENGINEERING, P.A.
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVANSENGINEERING.COM

J.R. EVANS ENGINEERING

BLASINGIM ROAD RPD

DETAILS AND DEVIATIONS

#	DATE	REVISIONS
1	07/11/16	PER LEE COUNTY
2	08/22/16	SECOND SUFFICIENCY
3	09/27/16	REVISE OPEN SPACE TABLE
4	09/17/18	REVISE MINIMUM LAKE SETBACK

CHRISTOPHER R. MITCHELL P.E.
FL. LICENSE NO. 56740
FL. COA # 29226

PROJECT #: 29800E0302

SHEET: 2 OF 2

Q:\LAND 2017\29800E - PENZANCE VILLAS\00000E-00 DESIGN & PERMITTING\00-AUTOCAD\EXHIBITS\00000E03 - MCP\00000E03 DWG 09/17/2018 3:25 PM