ADD2018-00062 Lee County ePlan

VERANDAH UNIT COUNT TABLE (Z-05-081)

Project Name	Parcel #	Certified Units by D.O. DO #	Certified Units by D.O. # Units	Uncertified Units by D.O. # Units
Cottonwood Bend	1-A	DOS2004-00229	102	
Winding River	1-B	DOS2018-00036		26
Hammock Creek	1-D	DOS2002-00180	23	
Shady Bend	1-E	DOS2002-00180	44	
Bramble Cove	1-F	DOS2002-00180	64	
Idlewild	1-G	DOS2002-00180	112	
Cypress Marsh	1-H	DOS2002-00180	54	
Orangetree Bend	1-I	DOS2004-00071	32	
Sanctuary Point	1-J	DOS2002-00180	29	
Shadetree Point	1-K	DOS2004-00009	8	
Oak Bend	1-L	DOS2004-00009	34	
Arlington Oaks	2-A	DOS2005-00134	31	
Mossy Oak	2-B	DOS2004-00261	41	
River Point	2-C	DOS2004-00261	62	
Pebblebrook	2-D	LDO2015-00640	148	
Brantley Oaks	2-E	DOS2004-00261	23	
Lakeview West	2-F1	LDO2015-00640	40	
Lakewiew East	2-F2	DOS2004-00281	40	
Cedar Hammock	2-G	DOS2005-00134	38	
Sabal Point	2-H1	DOS2004-00333	29	
Palmetto Grove	2-H2	DOS2005-00144	34	
Citrus Creek	2-H3	DOS2004-00333	30	
Otter Bend	2-H4	DOS2005-00178	45	
Whispering Oaks	2-I	DOS2005-00134	29	
Fairway Cove	2-J	DOS2005-0038	93	
Woodhaven	2-K	DOS2006-00053	72	
Torrey Pines	2-L1	DOS2006-00293	26	
Edgewater Trace	2-L2	Not Constructed Yet		
Willow Bend	2-M	DOS2006-00065	26	
Amblewind Cove	2-N	DOS2006-00308	54	
Magnolia Point	2-O1/O2	DOS2006-00098		51
Heritage Preserve	2-P1	Not Constructed Yet		
Willow Ridge	2-Q	DOS2006-00308	43	
Community Facility				
Totals:			**1,406**	**77**

*Total residential units approved under Z-05-081: 1,700 Units

0 30 60 120
(INTENDED DISPLAY SCALE: 1"=60')

EXISTING VERANDAH BLVD (PRIVATE)
WINDING RIVER DRIVE (PRIVATE)
EXISTING WETLAND PRESERVE AREA
EXISTING UPLAND PRESERVE AREA
MPD/ROW ZONING 1
MPD/VACANT ZONING 1
MPD/SINGLE-FAMILY RESIDENTIAL ZONING 1
DO/PLAT LIMITS (TYP.)
CONSTRUCTION LIMITS (TYP.)
LAKE B
±1.80 AC
CONTROL EL. = 4.00
(EXISTING TO BE MODIFIED)
LAKE B1
±2.50 AC
CONTROL EL. = 4.00
(EXISTING TO REMAIN)
PROPOSED LAKE EXPANSION
EXISTING LAKE BANK WITH LITTORAL PLANTINGS (TO REMAIN)
PROPOSED LAKE BANK WITH STABILIZING LITTORAL PLANTINGS (TYP.)
PROPOSED LITTORAL SHELF (SEE LANDSCAPE PLANS FOR DETAILS)
EXISTING LAKE BANK WITH VEGETATION (TO REMAIN)
PERIMETER BERM (TYP.)
EXISTING VEGETATION ALONG SOUTH PROPERTY LINE MEETS REQUIREMENT FOR NATURAL WATERWAY BUFFER 1
PROPOSED 15' BUFFER (SEE LANDSCAPE PLANS FOR DETAILS)
24' ASPHALT PAVEMENT
2' VALLEY GUTTER CURB (TYP.)
TYPE "A" CURB
R35'
MIN. 15'
24" WHITE STOP BAR
STOP SIGN (R1-1), NO OUTLET SIGN (W14-2), & STREET NAME SIGNS (D-3)
MIN. 5' FROM EOP ON BOTH SIDES OF SIGN
NEIGHBORHOOD ENTRY SIGN
REAR LOT LINE
LOT LINE (TYP.)
PRESERVE SIGN (SEE THIS SHEET) (TYP.)
116 117 (MODEL HOME LOT) 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141
15' DE
20' LME
10' PUE
40' R/W
INGRESS/ EGRESS P.U.E.
R100'
R3'
R124'
R46.5'
R22.5'

CONSTRUCTION LIMITS LAND USE TABLE		
LAND USE	ACREAGE	%
BUILDING	3.76	21%
PERVIOUS	8.49	47%
IMPERVIOUS	1.44	8%
PROPOSED LAKES	4.30	24%
TOTAL	17.99	100%

PRESERVE BOUNDARY LINE

No alternations permitted to soil, vegetation or water.

Environmentally Sensitive Area

CONSERVATION SIGN
N.T.S.

OPEN SPACE NOTE:

- OPEN SPACE HAS BEEN PROVIDED IN THE GOLF COURSE/RECREATIONAL AREAS, THE WETLAND PRESERVES, THE UPLAND PRESERVES, AND THE LAKES.

LEE PLAN CONSISTENCY STATEMENT:

- THE SUBJECT PROPERTY IS DESIGNATED SUBURBAN AND WETLANDS ON THE LEE COUNTY FUTURE LAND USE MAP. THE WETLAND CATEGORY REQUIRES LOW DENSITY RESIDENTIAL DEVELOPMENT WHICH WILL NOT NEGATIVELY AFFECT THE ECOLOGICAL FUNCTIONS OF THE WETLANDS. THE SUBURBAN CATEGORY CONSISTS OF SEPARATE RESIDENTIAL COMMUNITIES WITHIN COMMUTING DISTANCE TO URBAN, INNER OR MAIN CITY AREAS. SUBURBAN AREAS HAVE LOWER POPULATION DENSITY, WITH A LIGHT MIX OF LAND USES. THE PROPOSED SINGLE-FAMILY PROJECT MEETS AND IS CONSISTENT WITH THE BOTH FUTURE LAND USE DESIGNATIONS.

NOTES:

1. GARBAGE DISPOSAL WILL BE BY CURB SIDE PICKUP. ALL TRASH RECEPTACLES TO REMAIN INDOORS IN INTERIM.

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Verandah™

WINDING RIVER
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	LEE COUNTY RAI#1	05/2018
2	PER OWNERS REQUEST	05/2018
3	LEE COUNTY RAI #2	07/2018

DATE:	MAY 2018
PROJECT NO.	20181030-000
FILE NO.	36-43-25
SCALE:	As Shown

SITE PLAN

SHEET NUMBER
C05