ADD2018-00062 Lee County ePlan

TYPE "1" BUFFER WITH FENCE REQUIRED

TYPE "1" BUFFER WITH NO FENCE REQUIRED

PROPOSED 15' BUFFER

EXISTING VERANDAH BLVD (PRIVATE)

EXISTING WETLAND PRESERVE AREA

EXISTING UPLAND PRESERVE AREA

24' ASPHALT PAVEMENT

MPD/ROW ZONING

LAKE B

LOT LINE (TYP.)

DO/PLAT LIMITS (TYP.)

EXISTING LAKE BANK WITH LITTORAL PLANTINGS (TO REMAIN)

A-A

MPD/VACANT ZONING

PROPOSED LAKE BANK WITH STABILIZING LITTORAL PLANTINGS

LAKE B1

B-B

WINDING RIVER DRIVE (PRIVATE) 40' R/W

EXISTING LAKE BANK WITH VEGETATION (TO REMAIN)

EXISTING UPLAND PRESERVE AREA

PROPOSED LITTORAL SHELF

EXISTING VEGETATION ALONG SOUTH PROPERTY LINE MEETS REQUIREMENT FOR NATURAL WATERWAY BUFFER

OVERALL VERANDAH PROPERTY LINE

MPD/VACANT ZONING

EXISTING WETLAND PRESERVE AREA

MPD/SIN RESI ZC

DEVIATIONS

1. REQUEST FOR RELIEF FROM Z-05-081 CONDITION #9-"PERIMETER BUFFER KEY TABLE" REQUIREMENT OF A 6' HIGH VINYL COATED CHAIN LINKED FENCE DESCRIBED WITHIN "BUFFER #1", APPROXIMATELY± 744 LINEAR FEET ALONG THE WESTERN BOUNDARY OF PARCEL 1-B(WINDING RIVER) AND A ±1324 LINEAR FOOT PORTION ALONG THE SOUTHERN PERIMETER

2. ADD2008-00028 DECREASE THE NUMBER OF SINGLE FAMILY HOMES PERMITTED WITH THE PROPOSED WINDING RIVER DEVELOPMENT FROM 28 TO 21. AS PART OF THE ADMINISTRATIVE AMENDMENT THE APPLICANT IS REQUESTING TO INCREASE NUMBER OF SINGLE FAMILY HOMES FOR WINDING RIVER FORM 21 TO 26

3. REQUEST TO REVISE THE PROPERTY DEVELOPMENT REGULATIONS TABLE APPROVED UNDER Z-05-081 TO ALLOW (SINGLE-FAMILY, ZERO LOT LINE, TWO-FAMILY ATTACHED, TOWNHOUSE AND DUPLEX) LOTS ABUTTING LAKES A 5' PRINCIPLE STRUCTURE REAR YARD SET BACKS AND A 0' ACCESSORY STRUCTURE REAR YARD SETBACK

4. DEVIATION FROM LEE COUNTY LDC SECTION 10-256(b)(2)c.1 WHICH REQUIRES THAT A PEDESTRIAN WAY MUST BE CONSTRUCTED IN PRIVATE SUBDIVISIONS INTERNAL TO A DEVELOPMENT ALONG ONE SIDE OF ALL STREETS INTERNAL TO THE RESIDENTIAL DEVELOPMENT TO ALLOW: NO SIDEWALK TO BE CONSTRUCTED ALONG THE STREETS INTERNAL TO DEVELOPMENT

5. DEVIATION FROM LEE COUNTY LDC SECTION 10-329(d)(4) WHICH REQUIRES THE BANKS OF EXCAVATION TO BE SLOPED AT A RATIO NOT GREATER THEN SIX FOOT HORIZONTAL TO ONE FOOT VERTICAL FROM THE TOP OF THE BANK TO A WATER DEPTH OF TWO FEET BELOW THE DRY SEASON WATER TABLE, TO ALLOW ALL LAKES REMAINING TO BE CONSTRUCTED WITHIN THE OVERALL VERANDAH DEVELOPMENT USING A 4:1 SLOPE AND ADDITIONAL LITTORAL PLANTINGS.

N

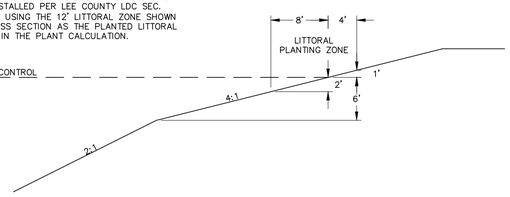
0 50 100 200

(INTENDED DISPLAY SCALE: 1"=100')

LEGEND

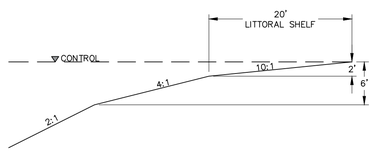
- EXISTING LAKE BANK WITH LITTORAL PLANTINGS (TO REMAIN)
- PROPOSED LITTORAL SHELF
- EXISTING LAKE BANK WITH VEGETATION (TO REMAIN)
- PROPOSED LAKE BANK WITH STABILIZING LITTORAL PLANTING
- PROPOSED 15' BUFFER

* LITTORAL PLANTING TO STABILIZE 4:1 LAKE BANKS SHALL BE INSTALLED PER LEE COUNTY LDC SEC. 10-418(2)(d) USING THE 12' LITTORAL ZONE SHOWN ON THIS CROSS SECTION AS THE PLANTED LITTORAL SHELF AREA IN THE PLANT CALCULATION.



SECTION A-A
LAKE BANK WITH STABILIZING LITTORAL PLANTING

SCALE: 1" = 10'



SECTION B-B
LITTORAL SHELF

SCALE: 1" = 10'

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Verandah™

WINDING RIVER
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

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

DEVIATION EXHIBIT

SHEET NUMBER

2