ADD2020-00167 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/TOWNHOUSE
PROPOSED USE	= MULTI-FAMILY, TOWNHOMES
FUTURE LAND USE	= URBAN COMMUNITY
TOTAL ACREAGE	= 9.24
PROPOSED DENSITY	= 55 DWELLING UNITS 55 DU/9.24 AC = 5.95 DU/AC
EXISTING SOIL TREES	= #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
SOUTH = MFR TO AG-2: NO BUFFER REQUIRED
EAST = MFR TO RS-1: 15' WIDE TYPE B BUFFER REQUIRED
INDIGENOUS PRESERVE TO SERVE AS BUFFER
WEST = MFR TO ROW: 15' WIDE TYPE D BUFFER REQUIRED
INDIGENOUS PRESERVE TO SERVE AS BUFFER

PROJECT NOTES:
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).

PARKING SPACES TO BE 9' X 18'.

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

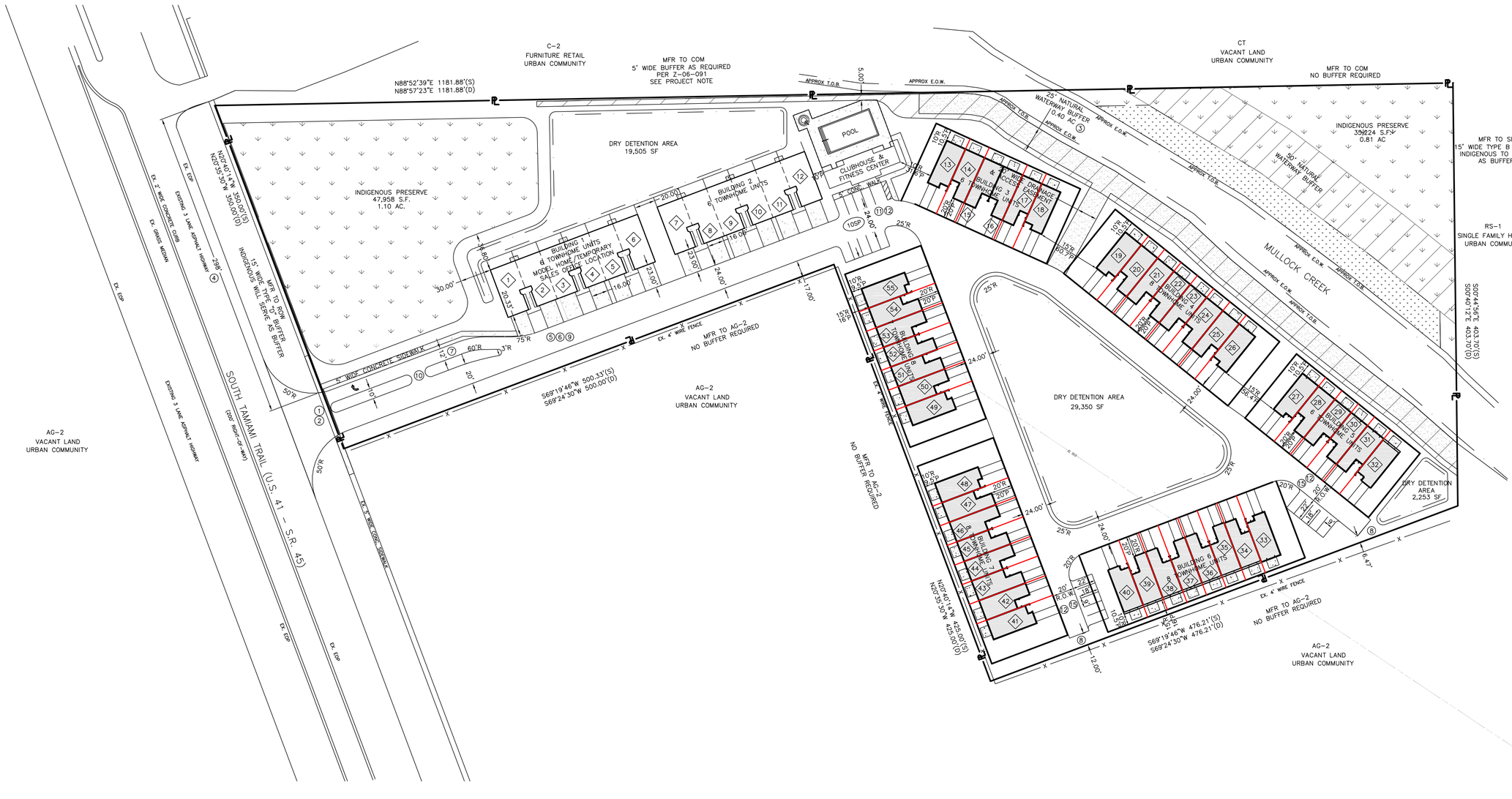
TOTAL PROVIDED: 64,744 SF + 42,268 SF = 107,012 SF (2.46 AC)

LEGEND:

AC	ACRES
SF	SQUARE FEET
CONC.	CONCRETE
TOB	TOP OF BANK
EOW	EDGE OF WATER
R.O.W.	RIGHT OF WAY
	INDIGENOUS AREA
	BUFFER
	OVERFLOW TRENCH
	CONCRETE
105P	NUMBER OF PARKING SPACES
1	DEVIATION
1	PLATTED LOT NUMBER

N

0 50' 100' 150'
GRAPHIC SCALE 1"= 50'



PREPARED FOR:

LENNAR HOMES
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL. 33966

NO.	DATE	REVISION DESCRIPTION	BY
01	2-1-2021	ADDED GUEST PARKING NOTE BY BUILDING 6	KG

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

MASTER CONCEPT PLAN
GREENWOOD VILLAS
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/20/2020	8524	_MCP	JLS	KG	DRU	1"=50'	01

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