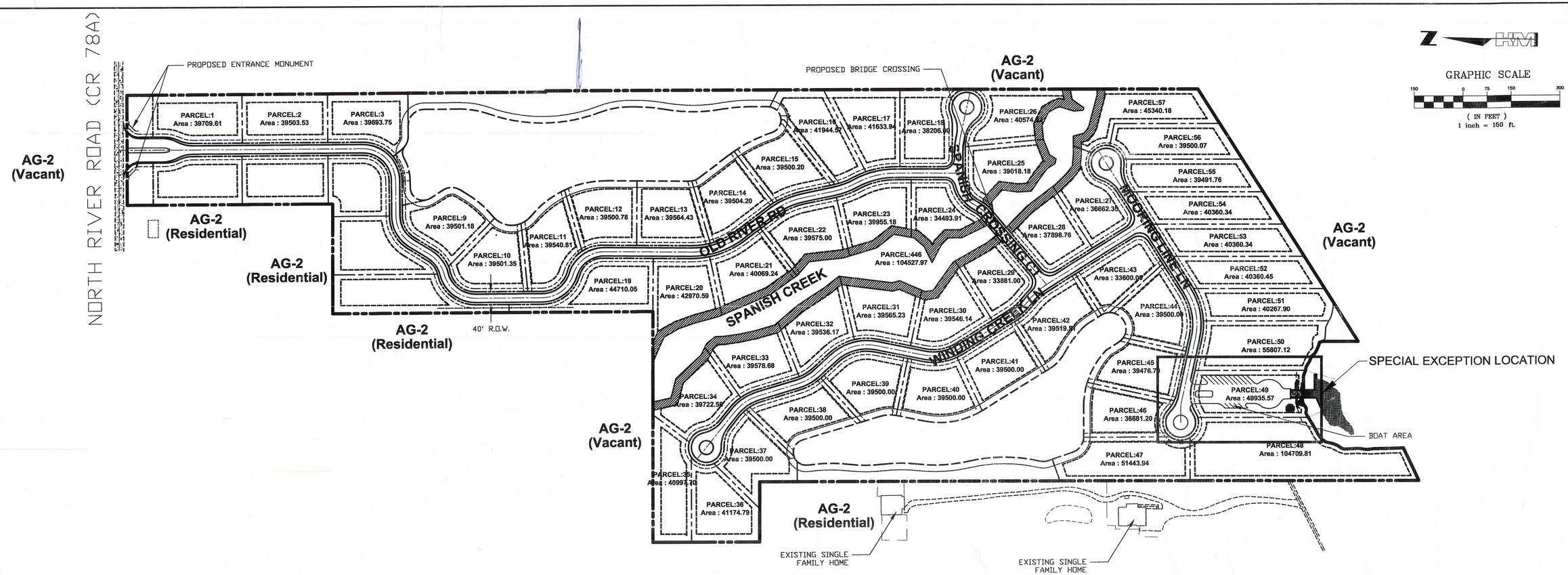


VARIANCES

1) Request for a variance from Sec 10-291(3) which requires more than one means of ingress or egress for residential developments of more than 5 acres, to allow for one means of ingress or egress to North River Road.

SETBACK REQUIREMENTS

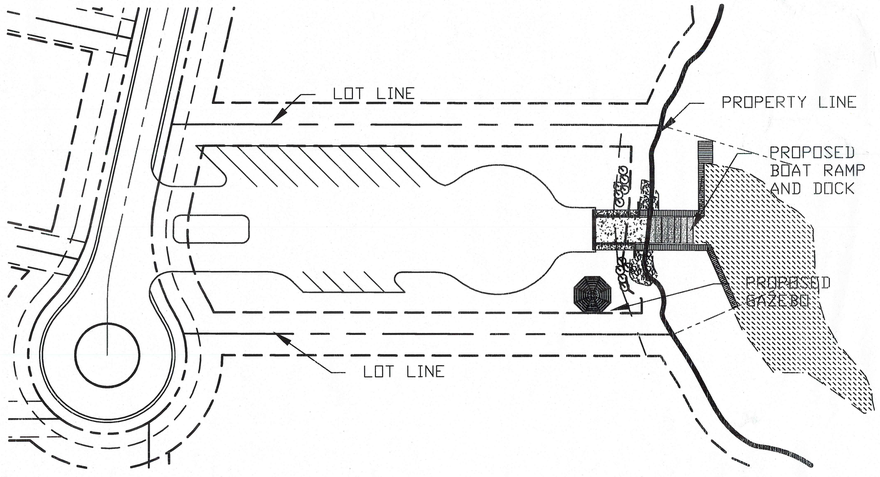
ZONING AG-2
PROPOSED LAND USE: SINGLE FAMILY
MIN. SETBACKS:
FRONT: 25 FT.
REAR: 25 FT.
SIDE: 15 FT.
LAKE: 25 FT.
MAX. LOT COVER: 25%
MINIMUM LOT AREA = 39,500 S.F. (INTERIOR)
33,600 S.F. (CORNER)
MINIMUM LOT WIDTH = 100 FT.
MINIMUM LOT DEPTH = 130 FT.
MAX. BUILDING HEIGHT 35 FT.

UTILITY NOTE

- WATER AND SANITARY SERVICE PROVIDED BY WELL AND SEPTIC DRAIN FIELDS. (TO BE PERMITTED BY THE HOME BUILDER.)

- FIRE PROTECTION TO BE PROVIDED BY WELL ON EACH LOT. HOMES TO BE SPRINKLED.

ALL PROPOSED STREETS TO BE PRIVATELY MAINTAINED



BOAT RAMP DETAIL (VARIANCE LOCATION)
(SEE SHEET 2 FOR DETAILS) SCALE: 1"=50'

LEGEND

- PROPOSED CONSERVATION AREA
- PROPOSED UPLAND BUFFER EASEMENT
- SETBACK LINE
- PROPERTY LINE
- LOT LINES
- LAKE MANAGEMENT EASEMENT
- LAKE LINE
- R.O.W. LINE

LETTER	REVISIONS	DATE
5		
4		
3		
2		
1	-	-

RIVERWOOD ESTATES

RIVERWOOD ESTATES, LLC.

LEE COUNTY, FLORIDA

DESIGNED BY C.L.K.	DATE 11/17/07
DRAWN BY J.J.H.	DATE 11/17/07
CHECKED BY C.L.K.	DATE 11/17/07
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 150'

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

SITE PLAN

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME: 2007034MCP	DRAWING NO.: 1159
PROJECT NO.: 2007.034	SHEET NO.: 1 OF 2

H:\2007\2007034\CAD\2-SHEETS\2008-09-15 SPECIAL EXCEPTION SUBMITTAL\~2007034MCP.dwg Tab: MCP01 Nov 17, 2008 - 4:37pm

PARCEL: 50
AREA: 55807.12

PARCEL: 45
AREA: 39476.79

PARCEL: 46
AREA: 36681.20

PARCEL: 49
AREA: 49935.57

PARCEL: 48
AREA: 104709.81

PARCEL
Area:

MOORING LINE LN

UTILITY EASEMENT

R.O.W. LINE

LOT LINE

340.49'

CATCH BASIN

CATCH BASIN

TRENCH DRAIN

PROPERTY LINE / ORDINARY WATER LINE (ELEV = 3.0)

EXISTING TOP OF BANK

EXISTING EDGE OF WATER

APPROX. RIPARIAN LINE

CALOOSAHATCHEE RIVER

RESTORATION PLANTINGS (1,323 SF) :
74 - LEATHERFERN
74 - NATIVE GRASSES
3 FT O.C. - 3 GALLON MIN.

RELOCATED PALM TREES (TYP. OF 6)

RELOCATED PALM TREES (TYP. OF 5)

BOAT RAMP AREA W/ IN 25 FT BUFFER (733 SF)

PROPOSED GAZEBO

25'-0" NATURAL WATERWAY BUFFER

RESTORATION PLANTINGS (1,170 SF) :
65 - LEATHERFERN
65 - NATIVE GRASSES
3 FT O.C. - 3 GALLON MIN.

PROPOSED BOAT RAMP (SEE HANS WILSON PLAN SET)

PROPOSED DOCK FOR TEMPORARY MOORING

OAK

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

SETBACK REQUIREMENTS

ZONING AG-2
PROPOSED LAND USE: SINGLE FAMILY
MIN. SETBACKS:
FRONT: 25 FT.
REAR: 25 FT.
SIDE: 15 FT.
LAKE: 25 FT.
MAX. LOT COVER: 25%
MINIMUM LOT AREA = 39,500 S.F. (INTERIOR)
33,600 S.F. (CORNER)
MINIMUM LOT WIDTH = 100 FT.
MINIMUM LOT DEPTH = 130 FT.
MAX. BUILDING HEIGHT 35 FT.

SFWMD APP. NO. 080307-15
BASIN #2 (NGVD 1929)

CONTROL ELEVATION = 8.0
5 YR-1 DAY STAGE = 9.83
25 YR-3 DAY STAGE = 10.63
100 YR-3 DAY STAGE = 11.06
MINIMUM ROAD CROWN (LOCAL) = 10.00 NGVD
MINIMUM FINISHED FLOOR ELEVATION = 12.00 NGVD
FEMA ELEV. = 10.00 (NAVD88)
FEMA ELEV. = 11.27 (NGVD 1929)

LEGEND

- SETBACK LINE
- PROPERTY LINE
- LOT LINES
- R.O.W. LINE
- (11.00) PROPOSED ELEVATION
- +8.60 EXISTING ELEVATION
- FLOW ARROW
- RELOCATED EXIST. SABAL PALM

LETTER	REVISIONS	DATE
5		
4		
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1	–	–

RIVERWOOD ESTATES
RIVERWOOD ESTATES, LLC.
LEE COUNTY, FLORIDA

DESIGNED BY	C.L.K.	DATE	04/23/09
DRAWN BY	E.M.M.	DATE	04/23/09
CHECKED BY	T.W.M.	DATE	04/23/09
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 20'

HOLE MONTES
ENGINEERS - PLANNERS - SURVEYORS
LANDSCAPE ARCHITECTS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
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PROP. BOAT RAMP FACILITY

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FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME:	DRAWING NO.:
2007034PBRF	1159
PROJECT NO.:	SHEET NO.:
2007.034	2 OF 2

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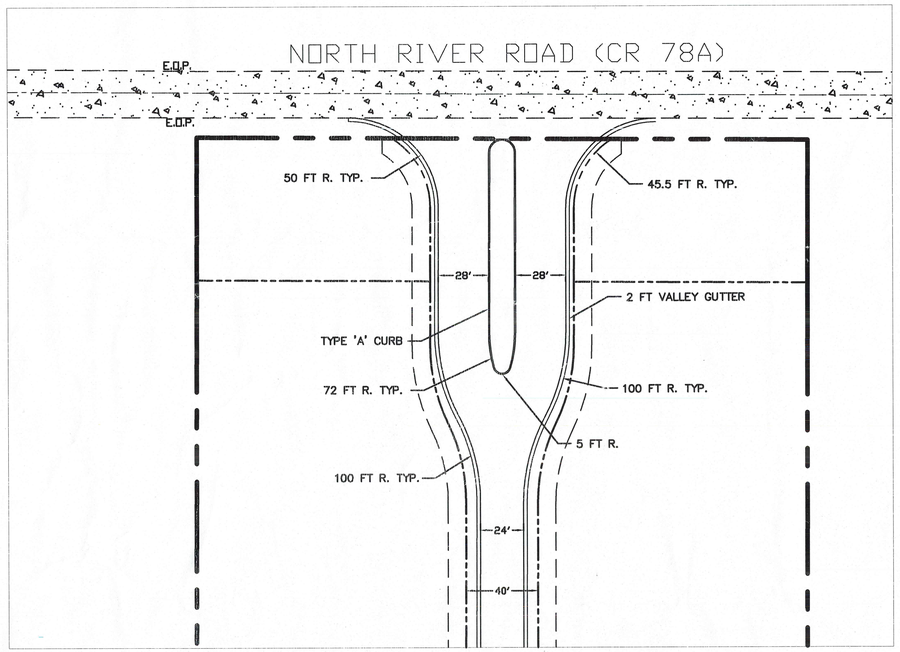
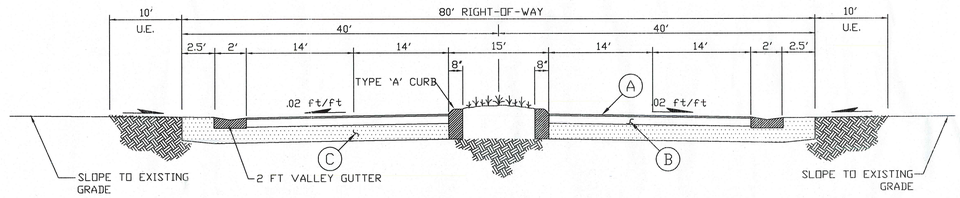


NORTH RIVER RD. CONNECTION DETAIL

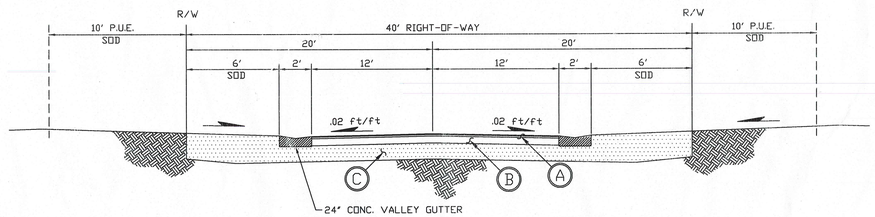
SCALE: 1"=40'



(A) 1 1/2" ASPHALT TYPE S-III MODIFIED
(B) 8" LIMEROCK BASE
(C) 12" STABILIZED SUBGRADE

ENTRANCE ROAD SECTION

N.T.S.



(A) 1 1/2" ASPHALT TYPE S-III MODIFIED
(B) 6" LIMEROCK BASE
(C) 12" STABILIZED SUBGRADE - LBR 40

TYPICAL ROAD SECTION

N.T.S.

LETTER	REVISIONS	DATE
5		
4		
3		
2		
1		

RIVERWOOD ESTATES

RIVERWOOD ESTATES, LLC.

LEE COUNTY, FLORIDA

DESIGNED BY	C.L.K.	DATE	11/17/07
DRAWN BY	J.J.H.	DATE	11/17/07
CHECKED BY	C.L.K.	DATE	11/17/07
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 60'

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
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ENTRANCE DETAILS

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DATE _____

CAD FILE NAME: 2007034ENTR	DRAWING NO.: EX3
PROJECT NO.: 2007.034	SHEET NO.: 1 OF 1

I:\2007\2007034\DWG\LDI\EXHIBITS\2008-06-18 SPECIAL EXCEPTION SUBMITTAL\2007034D-Entrance Exhibit.dwg Tab: DETS2 Nov 18, 2009 - 2:25pm



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LETTER	REVISIONS	DATE
5		
4		
3		
2		
1	PER SFWMD COMMENTS	04/08/09

RIVERWOOD ESTATES

RIVERWOOD ESTATES, LLC.

LEE COUNTY, FLORIDA

DESIGNED BY	C.L.K.	DATE	11/17/07
DRAWN BY	J.J.H.	DATE	11/17/07
CHECKED BY	C.L.K.	DATE	11/17/07
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 200'

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

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AERIAL

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FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835

DATE _____

CAD FILE NAME: 2007034AER01	DRAWING NO.: 1159
PROJECT NO.: 2007.034	SHEET NO.: 2 OF 15