

MASTER CONCEPT PLAN
FOR
VERDANA VILLAGE
MIXED USE PLANNED DEVELOPMENT

Exhibit C

LOCATED IN LEE COUNTY, FLORIDA
PART OF SECTION 29, 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 27 EAST

DEVELOPED BY

PROPERTY OWNER

TPL - LAND - SUB, LLC
4954 ROYAL GULF CIRCLE
FORT MYERS, FL 33966
(239) 425-8662

DEVELOPED BY

CAM VILLAGE DEVELOPMENT, LLC
4954 ROYAL GULF CIRCLE
FORT MYERS, FLORIDA 33966
PHONE: (239) 425-8662

PROPERTY INFORMATION

SITE ADDRESS

19500 CORKSCREW ROAD
ESTERO, FL 33928

FOLIO NUMBERS

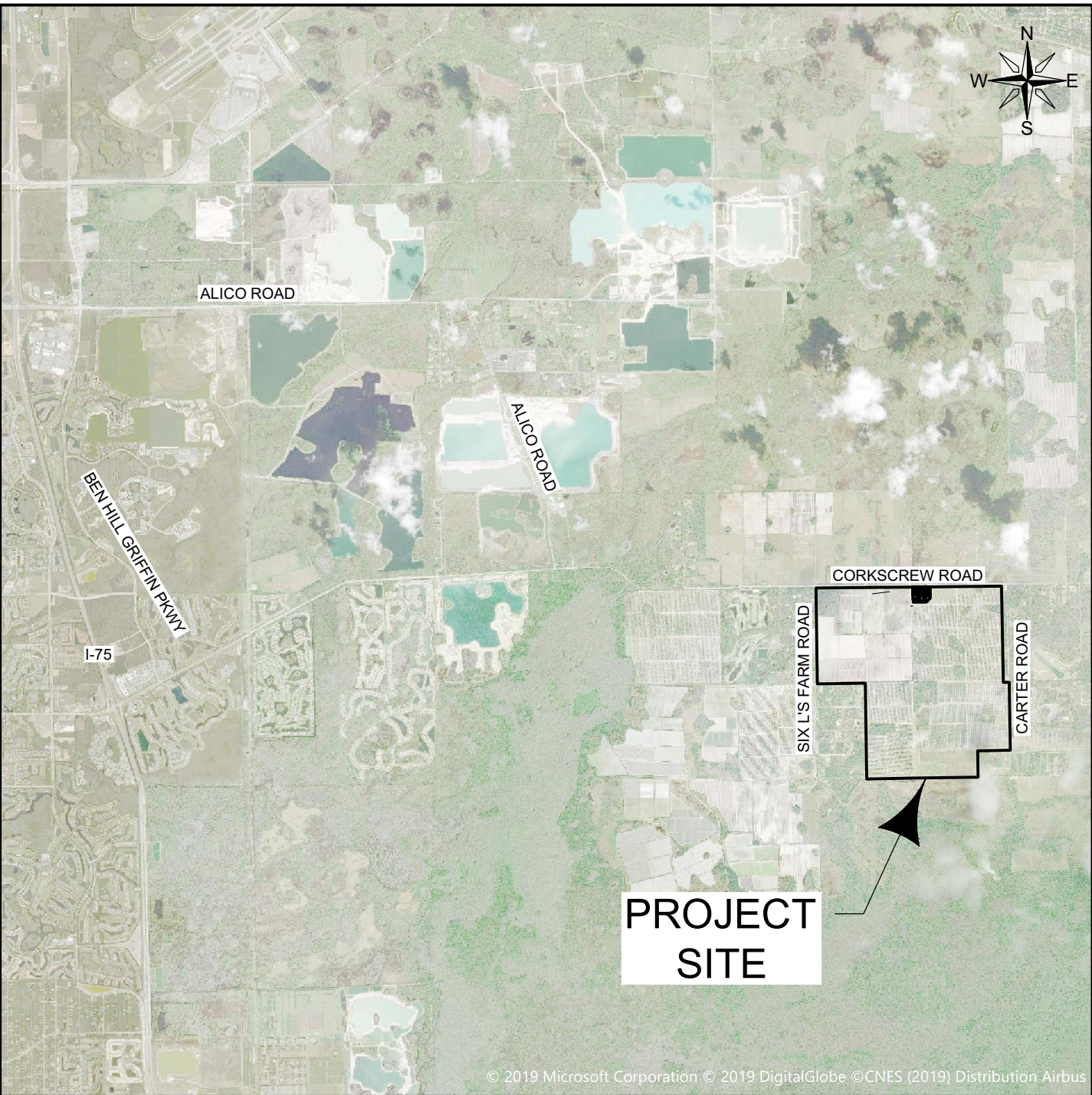
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30-46-27-00-00001.0000
31-46-27-00-00001.1000
32-46-27-00-00001.0000
32-46-27-00-00001.1000

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP
NO. 12071C0625F (PANEL NOT PRINTED), EFFECTIVE
DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED
IN "NO SPECIAL FLOOD HAZARD AREA".

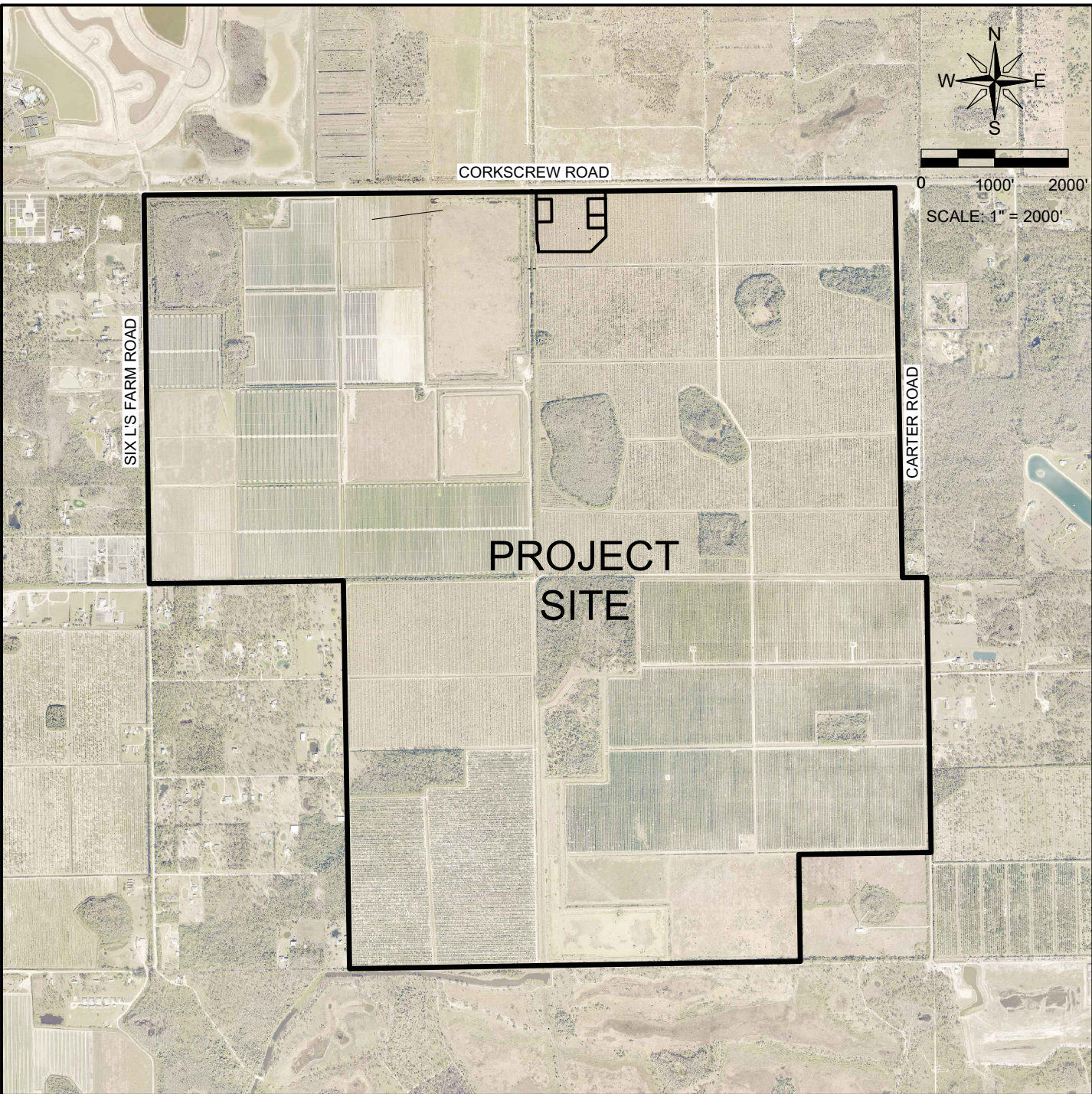
ZONING

-



VICINITY MAP

N.T.S.



LOCATION MAP

SCALE: 1" = 2000'

INDEX OF SHEETS

- COVER SHEET
- MASTER CONCEPT PLAN CPA2019-00008 APPROVAL
- PROPERTY DETAILS & DEVELOPMENT REGULATIONS
- TYPICAL CROSS SECTIONS
- OPEN SPACE CALCULATIONS

VERDANA VILLAGE

COVER

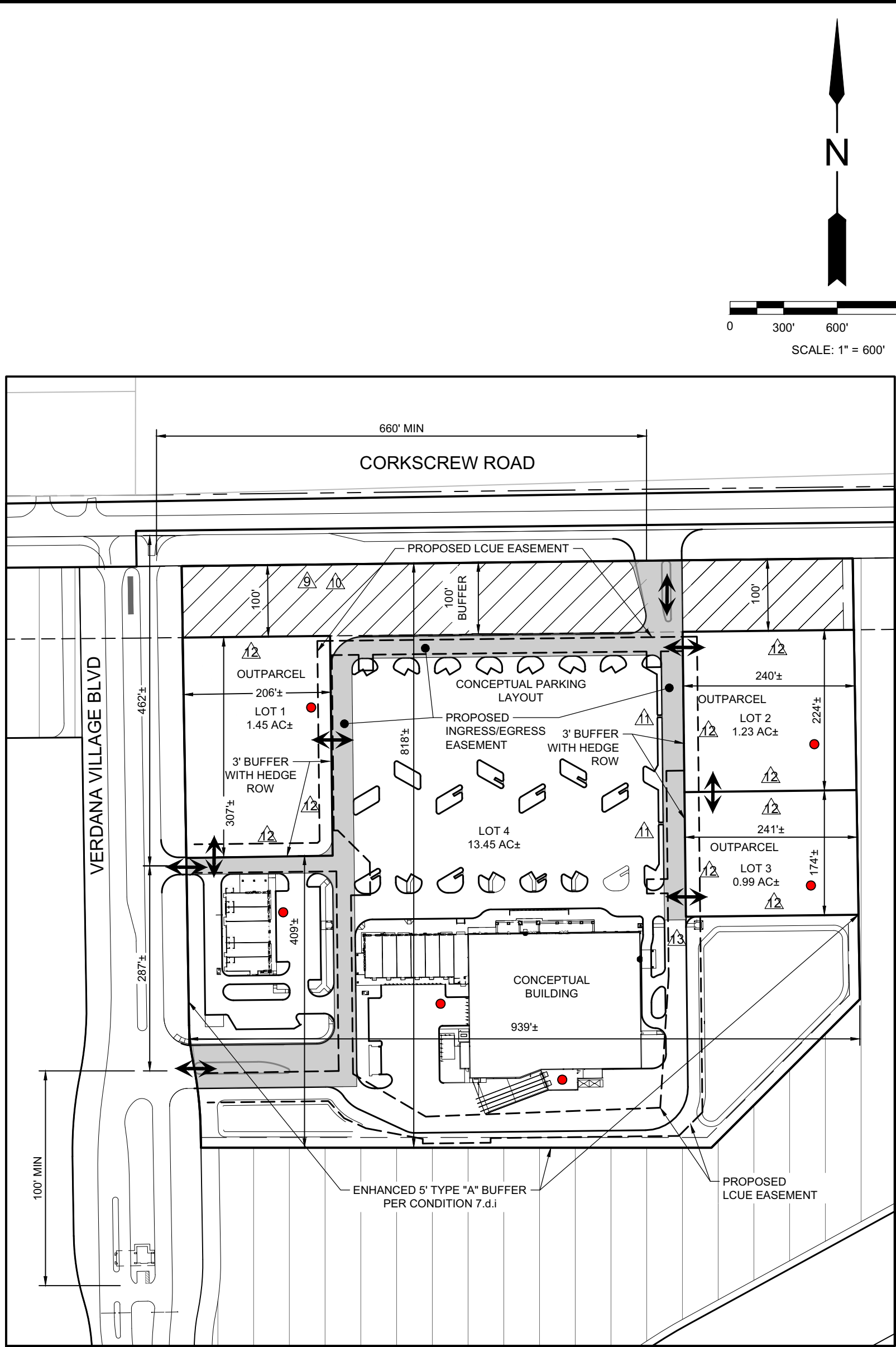
#	DATE	REVISIONS	1ST SUBMITTAL (07/20/19)
1	09/19	REVISED PER COUNTY COMMENTS	
2	11/19	REVISED PER COUNTY COMMENTS	
3	02/20	REVISED PER COUNTY COMMENTS	
4	02/22	REVISED PER COUNTY COMMENTS	
5	03/23	REVISED PER CLIENT	
6	05/23	AD2023-00031 REVISIONS	
7	06/23	REVISED PER COUNTY COMMENTS	

PROJECT #: 00450-05

SHEET: 1

J.R. EVANS ENGINEERING, P.A.
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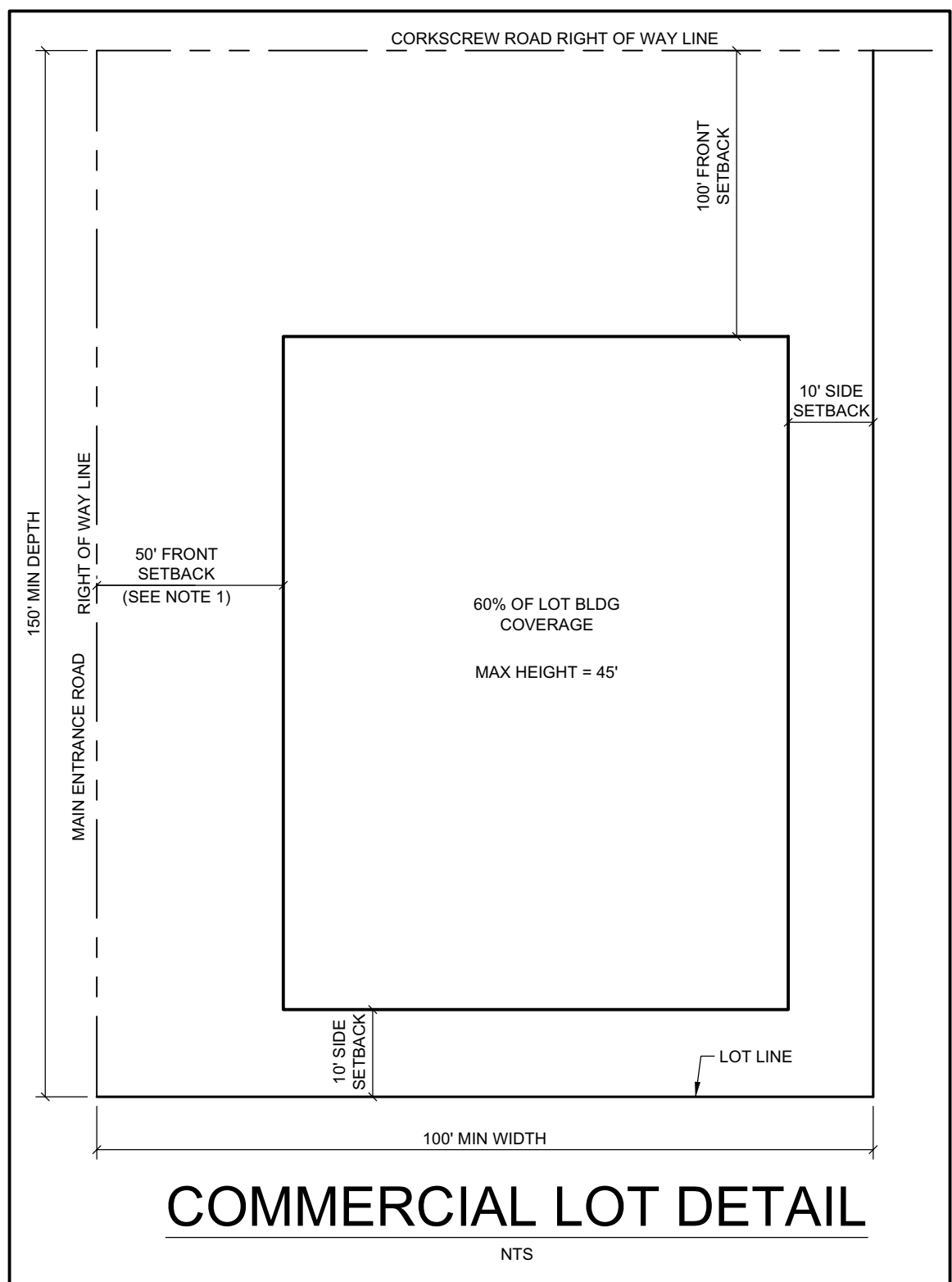
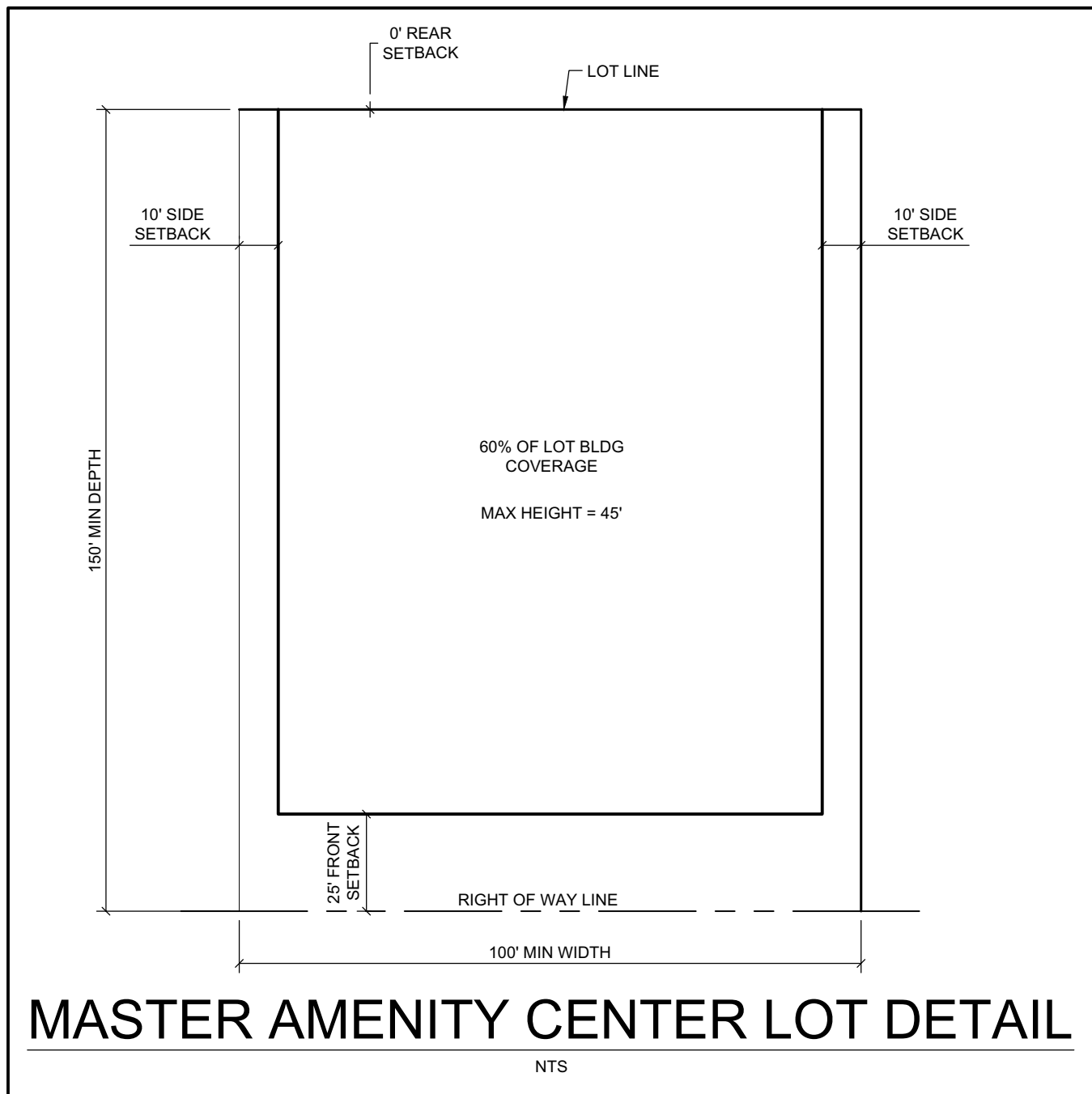
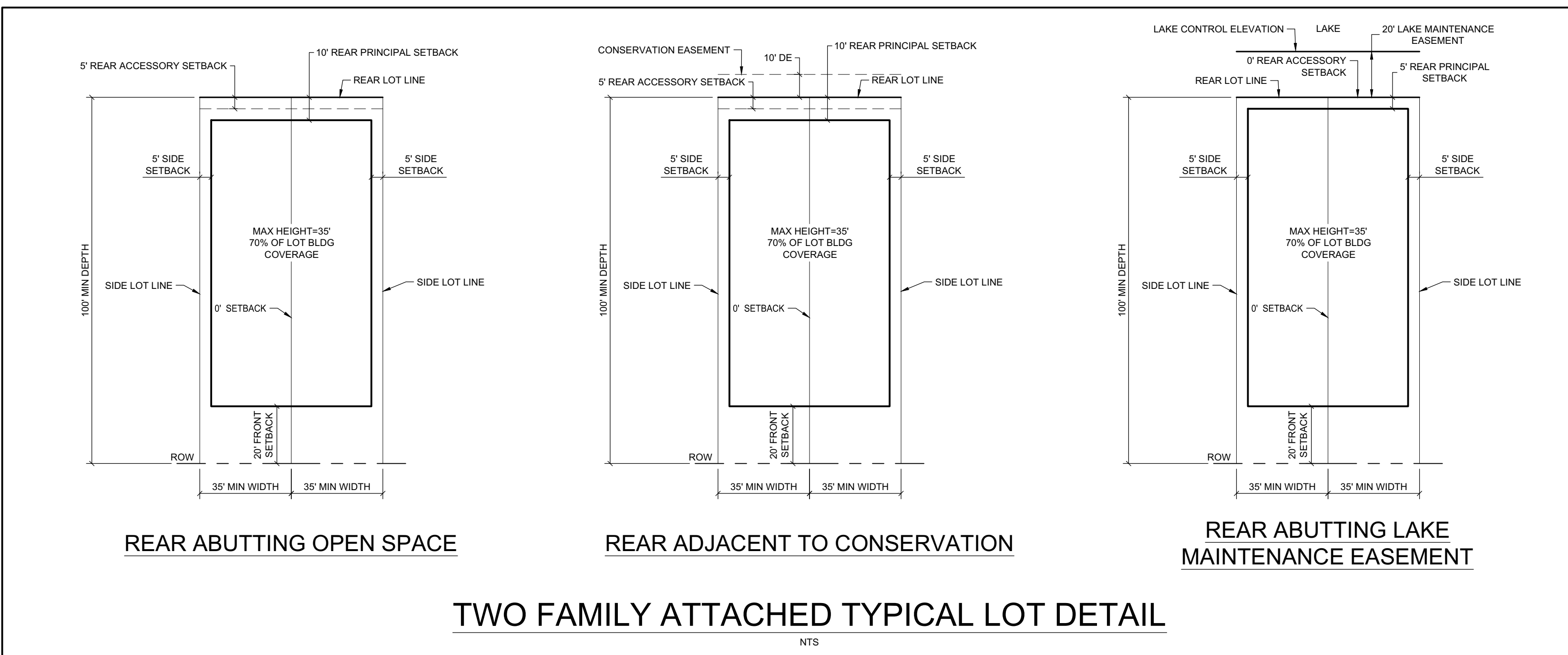
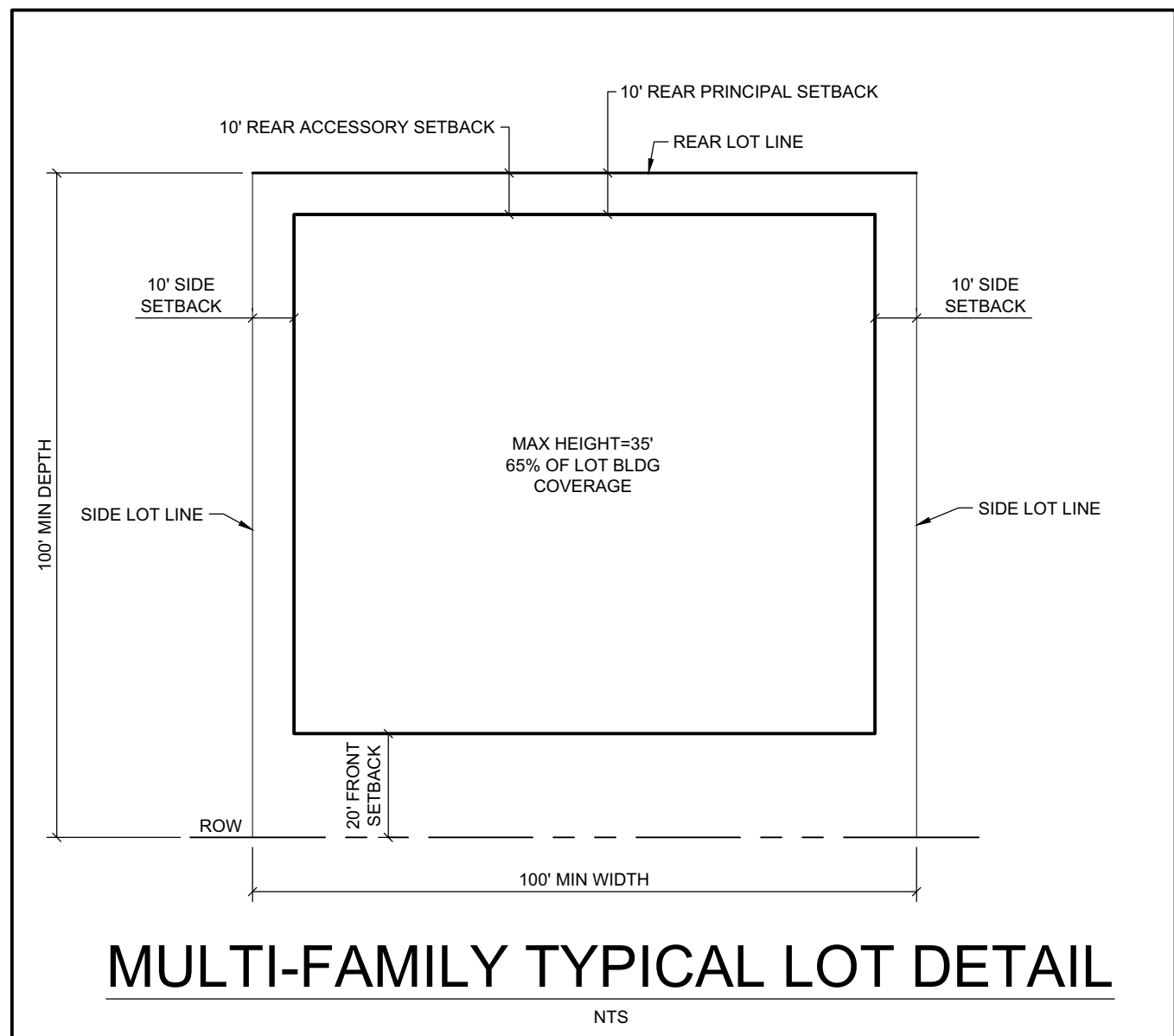
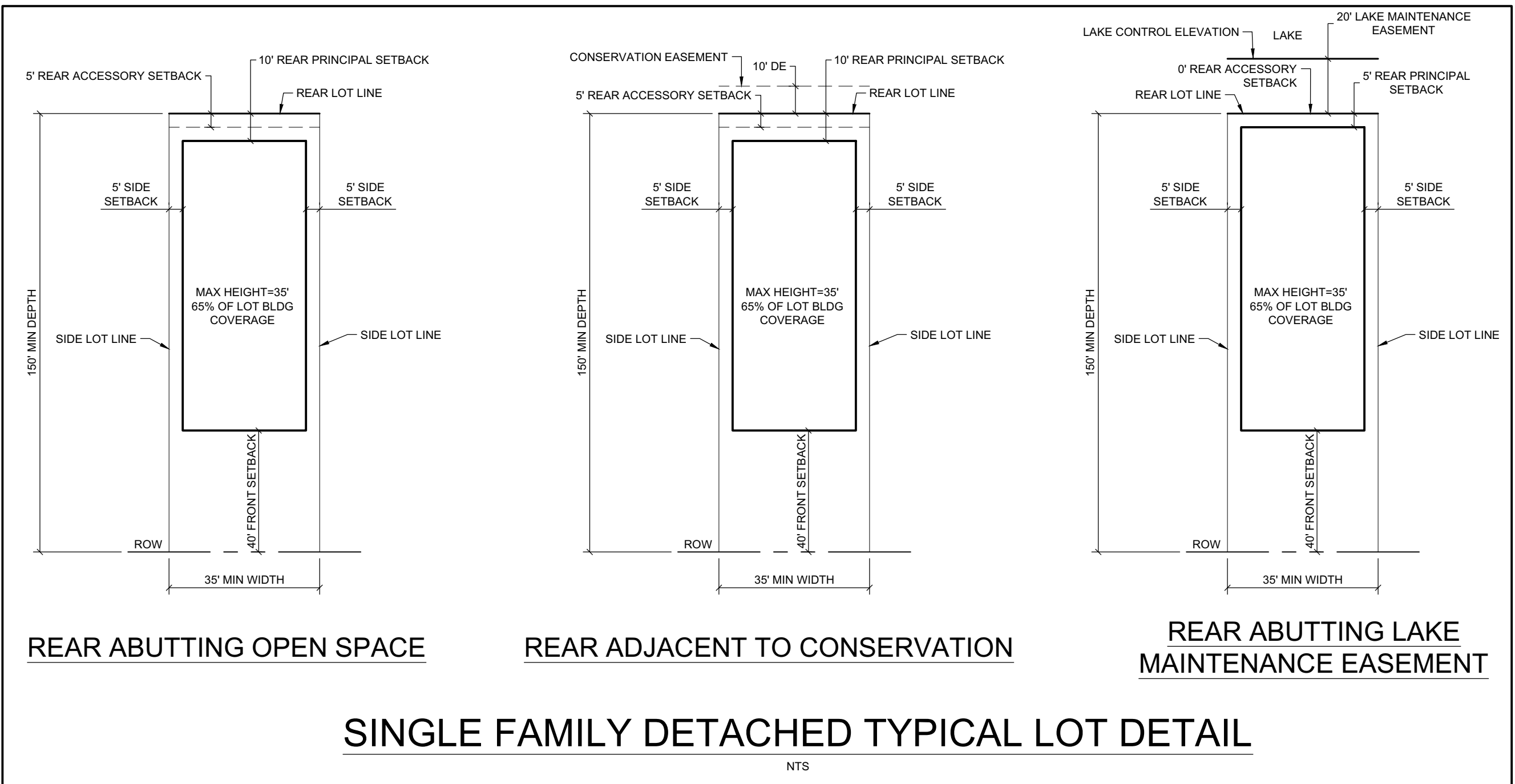
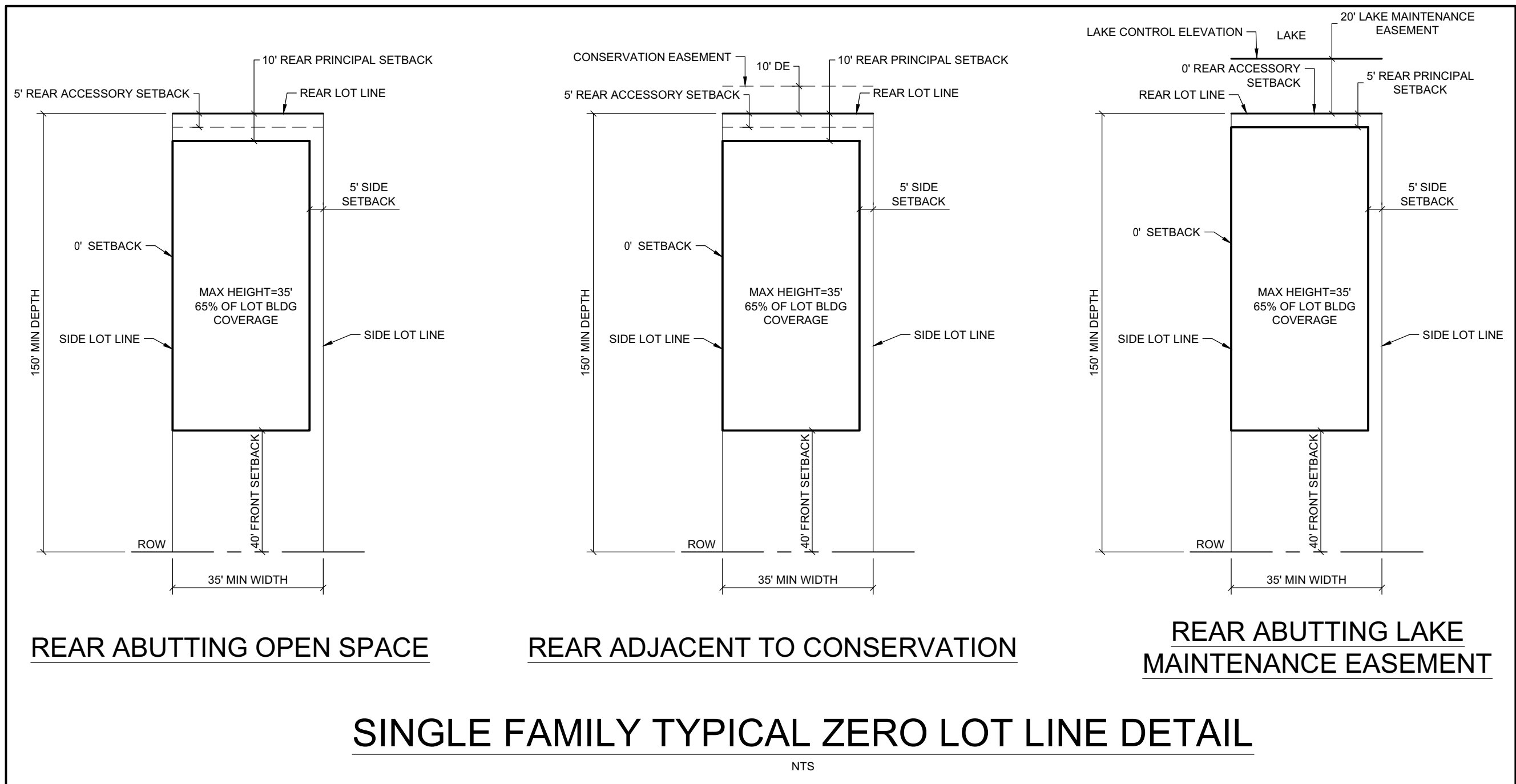
SCHEDULE OF DEVIATIONS

- TO ALLOW A 5' TYPE "A" BUFFER
- TO ALLOW THE PRESERVE PLANTINGS TO FUNCTION AS THE REQUIRED BUFFER ALONG THE SOUTHERN, EASTERN, AND WESTERN BOUNDARIES OF THE PROJECT
- TO ALLOW DISTANCES BETWEEN INTERSECTING WATER MAINS TO BE GREATER THAN 1,500 FEET
- TO ALLOW DISTANCES BETWEEN INTERSECTIONS TO BE LESS THAN 660 FEET ALONG AN ARTERIAL ROAD
- TO ALLOW ROADWAYS AS DEPICTED ON SHEET 5 OF THE MCP
- TO ALLOW THE PRESERVE PLANTINGS TO FUNCTION AS THE REQUIRED BUFFER ALONG THE NORTHERN BOUNDARY OF THE PROJECT ADJACENT TO THE RESIDENTIAL AND RESIDENTIAL AMENITY AREAS.
- TO ALLOW THE PRESERVE PLANTINGS, AT MODIFIED PLANTING SIZE, TO FUNCTION AS THE REQUIRED BUFFER ALONG THE NORTHERN BOUNDARY OF THE PROJECT ADJACENT TO THE COMMERCIAL AREA.
- TO ALLOW NEIGHBORHOOD COMMERCIAL TRACT LOTS 2 AND 3 TO ABUT AND HAVE ACCESS TO AN INTERNAL ACCESS EASEMENT AND VEHICULAR CIRCULATION WITHOUT ABUTTING A STREET DESIGNED AND CONSTRUCTED TO LDC 10-296 STANDARDS.
- TO ALLOW NO INTERNAL BUFFERING WITHIN THE NEIGHBORHOOD COMMERCIAL TRACT WITH THE EXCEPTION OF PROVIDING A 3' BUFFER WITH HEDGE ROW ABUTTING THE WEST PROPERTY LINE OF LOTS 2 AND 3 AND ABUTTING THE EAST AND SOUTH PROPERTY LINES OF LOT 1.
- TO ALLOW NO CUL-DE-SAC AT THE END OF THE ACCESS EASEMENT.

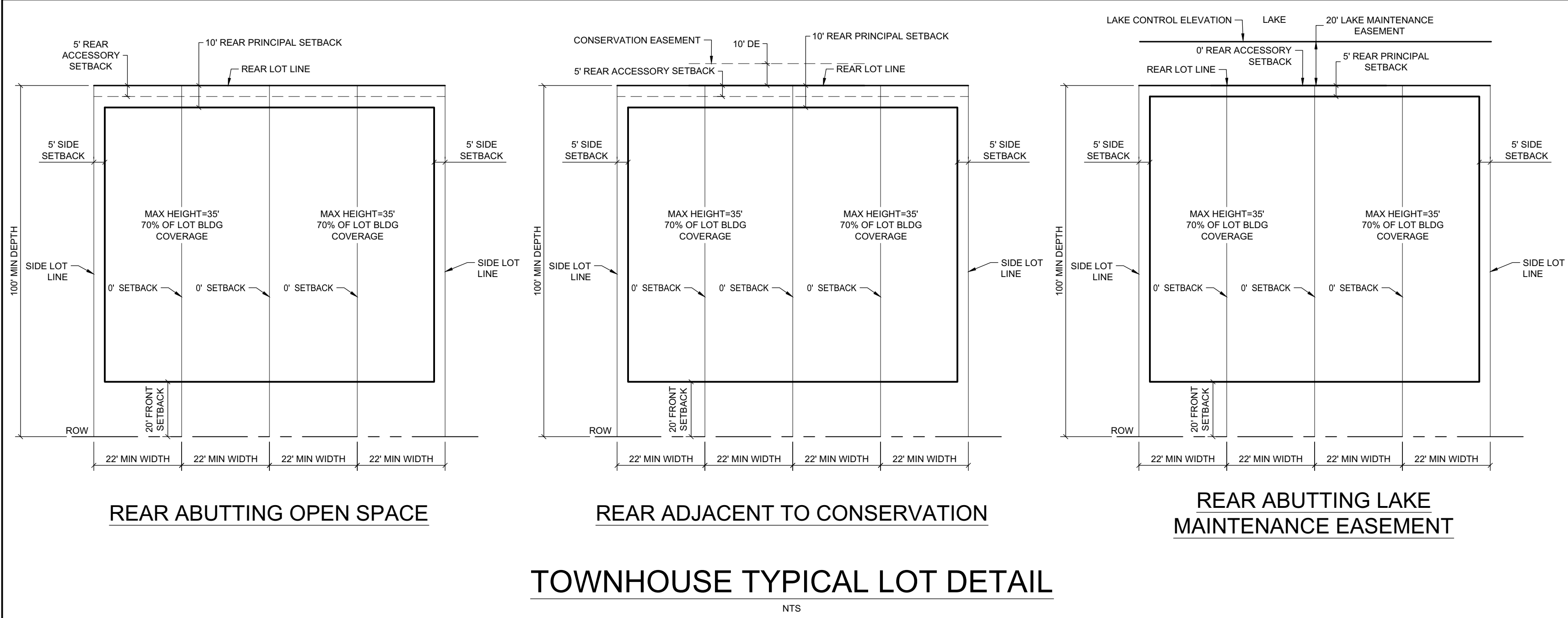
SCHEDULE OF EXISTING ACCESSSES

- EXISTING LEE COUNTY WELL ACCESS
- EXISTING CONSERVATION ACCESS
- EXISTING CONSERVATION ACCESS
- EXISTING CONSERVATION ACCESS
- EXISTING LEE COUNTY WELL ACCESS
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NOTE 1: LOTS 2 & 3 25' FRONT SETBACK FROM WEST PROPERTY LINE



04.04.2019 14:40 VERDANA VILLAGE 2019 SUPPLEMENTAL DEVELOPMENT PLAN AND 2019 MCD PLAN (REV. 03/2019) 3 OF 24

#	DATE	REVISIONS
1	09/19	REVISED PER COUNTY COMMENTS
2	11/19	REVISED PER COUNTY COMMENTS
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7	06/23	REVISED PER COUNTY COMMENTS



SECTION

TOE OF BERM

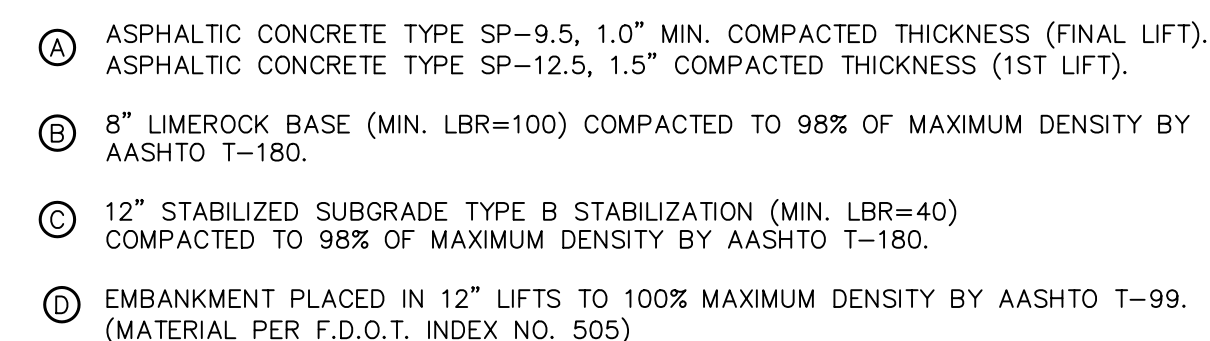
SINUOUS TOE AND TOP OF BERM TO PROVIDE NATURAL APPEARANCE

TOP OF BERM

TOE OF BERM

PLAN

CORKSCREW ROAD BERM DETAIL



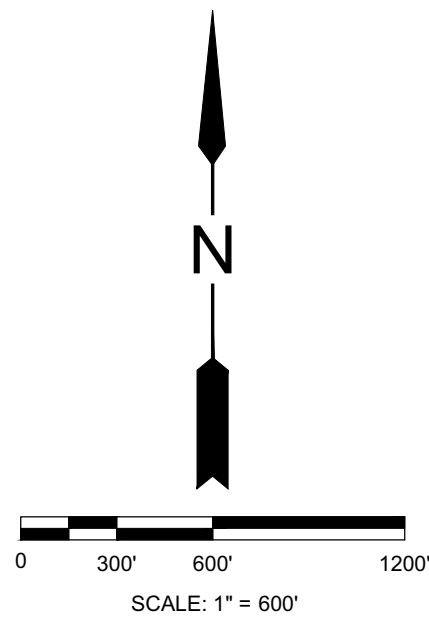
HEAVY DUTY PAVEMENT SECTION



TYPICAL ROAD CROSS SECTION



#	DATE	REVISIONS	1ST SUBMITTAL (07/2019)
1	08/19	REVISED PER COUNTY COMMENTS	
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6	05/23	ADD 02/23-0031 REVISIONS	
7	08/23	REVISED PER COUNTY COMMENTS	



- LEGEND
- EXISTING INDIGENOUS UPLAND (37 AC)
 - EXISTING INDIGENOUS WETLAND (91 AC)
 - RESTORATION AREA (1,045 AC)
 - OPEN SPACE (55 AC)
 - LAKE (164 AC) INCLUDING 24 AC OF BUFFER LAKES SURROUNDING DEVELOPMENT PODS

OPEN SPACE

REQUIRED: 2,138 AC X 65% = 1,390 AC

APPROXIMATELY SHOWN:	
LAKES	164 AC
EXISTING INDIGENOUS UPLAND	37 AC
EXISTING INDIGENOUS WETLAND	91 AC
RESTORATION AREA	1,050 AC
OPEN SPACE	55 AC
TOTAL	1,397 AC ±

CONSERVATION

REQUIRED: 2,138 AC X 56% = 1,197 AC

APPROXIMATELY SHOWN:	
EXISTING INDIGENOUS UPLAND	37 AC
EXISTING INDIGENOUS WETLAND	91 AC
RESTORATION AREA	1,050 AC
BUFFER LAKE	24 AC
TOTAL CONSERVATION AREA	1,202 AC ±

- NOTES:
- RESTORATION AREA DOES NOT INCLUDES 6.3 ACRE AUDUBON ACCESS EASEMENT. EASEMENT AREA WILL BECOME PRESERVE ONCE TERMINATED.
 - AT A MINIMUM 55% OF THE PLANNED DEVELOPMENT MUST BE PLACED INTO A CONSERVATION EASEMENT, IN ACCORDANCE WITH LEE PLAN POLICY 33.3.4(2)(d)
 - PROPOSED WATER BODIES, INCLUDING STORM WATER MANAGEMENT AREAS, MAY BE USED TO OFFSET A MAXIMUM OF 25% THE REQUIRED OPEN SPACE (1,390 AC x 25% = 348 AC).
 - BUFFER LAKES SURROUNDING DEVELOPMENT PODS ARE INCLUDED WITHIN THE CONSERVATION AREA ACREAGES, BUT NOT INDIGENOUS RESTORATION AREA ACREAGES.
 - A TOTAL OF 195 AC OF OPEN SPACE IN ADDITION TO THE CONSERVATION AREA IS PROVIDED. THE BUFFER LAKES ARE INCLUDED AS PART OF THE "TOTAL CONSERVATION AREA" CALCULATION, HOWEVER THE DEVELOPMENT LAKES ARE NOT (55 AC + 140 AC = 195 AC).
 - 65% OPEN SPACE REQUIREMENT.
 - 56% CONSERVATION REQUIREMENT.
 - THE OVERALL NEIGHBORHOOD COMMERCIAL TRACT (LOTS 1-4) MUST PROVIDE MINIMUM 30% OPEN SPACE WITH NO NATIVE INDIGENOUS REQUIREMENT. OUTPARCEL LOTS 1-3 MUST PROVIDE MINIMUM 10% OPEN SPACE.

NEIGHBORHOOD COMMERCIAL TRACT OPEN SPACE TABLE

LOT	ACERAGE	MINIMUM OPEN SPACE REQUIREMENT %	MINIMUM OPEN SPACE REQUIREMENT AC
1	1.45 AC±	10%	0.15 AC±
2	1.23 AC±	10%	0.12 AC±
3	0.99 AC±	10%	0.10 AC±
4	13.45 AC±	35%	4.77 AC±
TOTAL	17.12 AC±	30%	5.14 AC±

VERDANA VILLAGE

OPEN SPACE CALCULATIONS

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