

MASTER CONCEPT PLAN  
FOR  
VERDANA VILLAGE  
MIXED USE PLANNED DEVELOPMENT

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

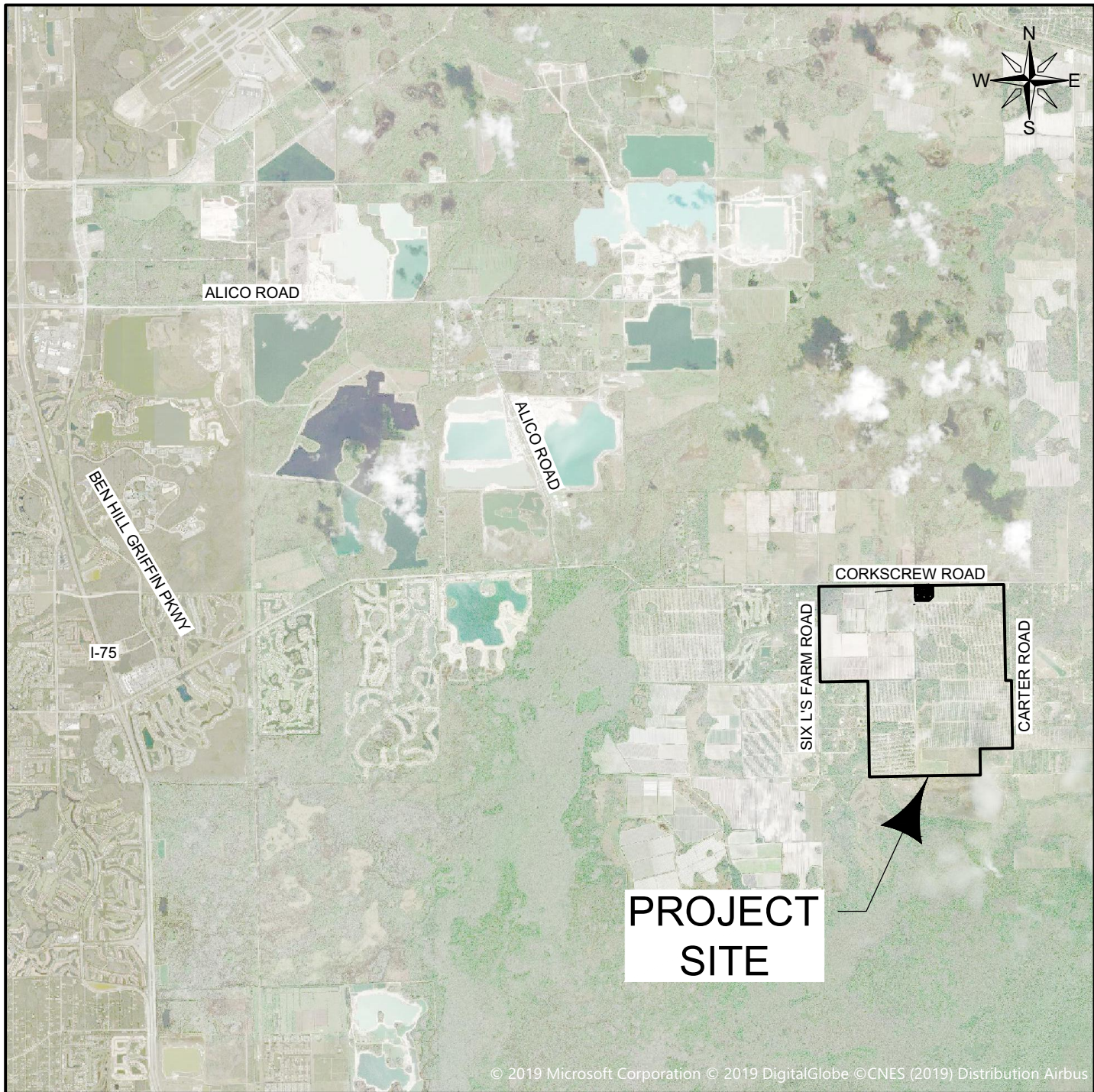
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31-46-27-00-00001.1000  
32-46-27-00-00001.0000  
32-46-27-00-00001.1000

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".

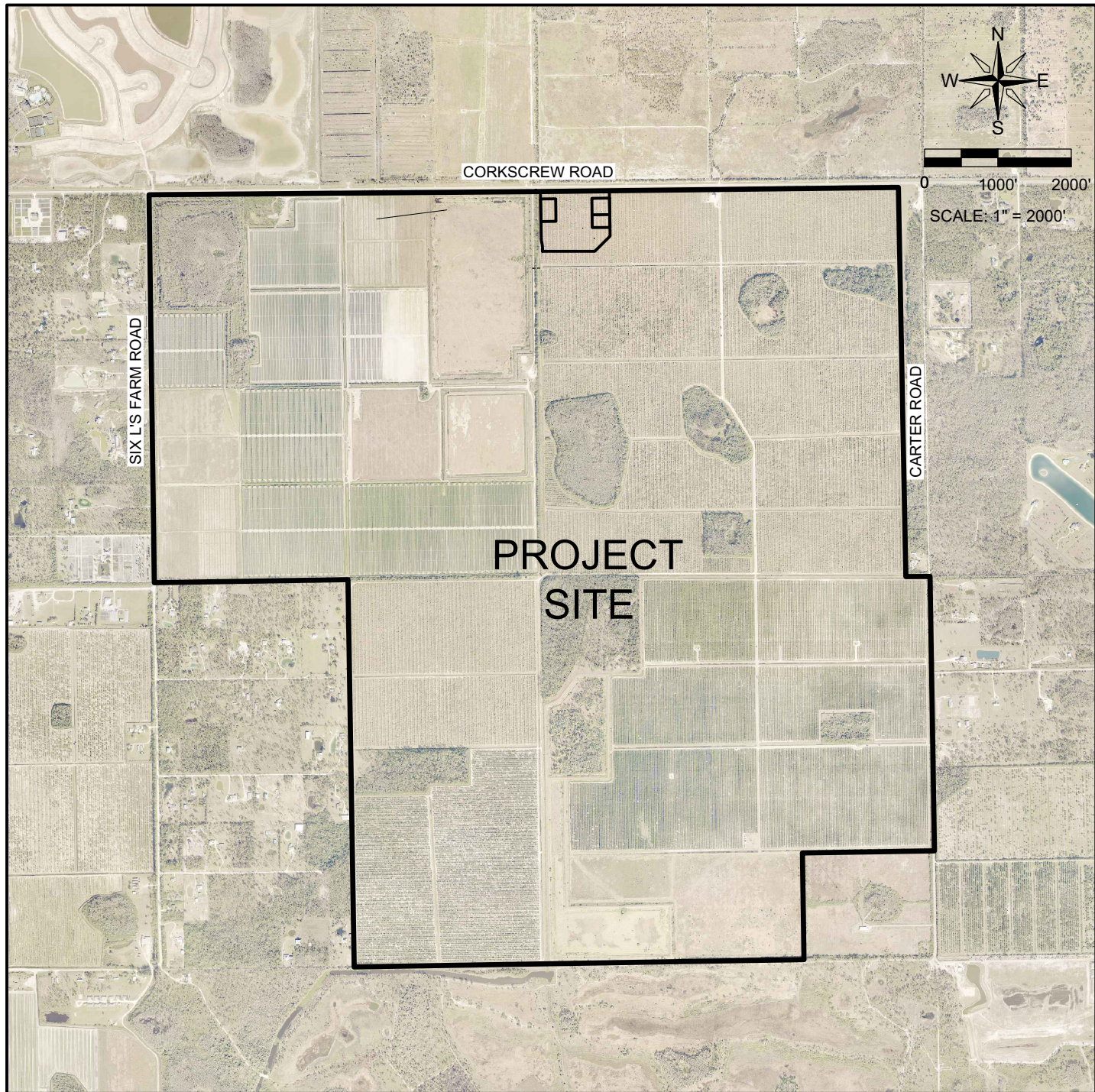
ZONING

-



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

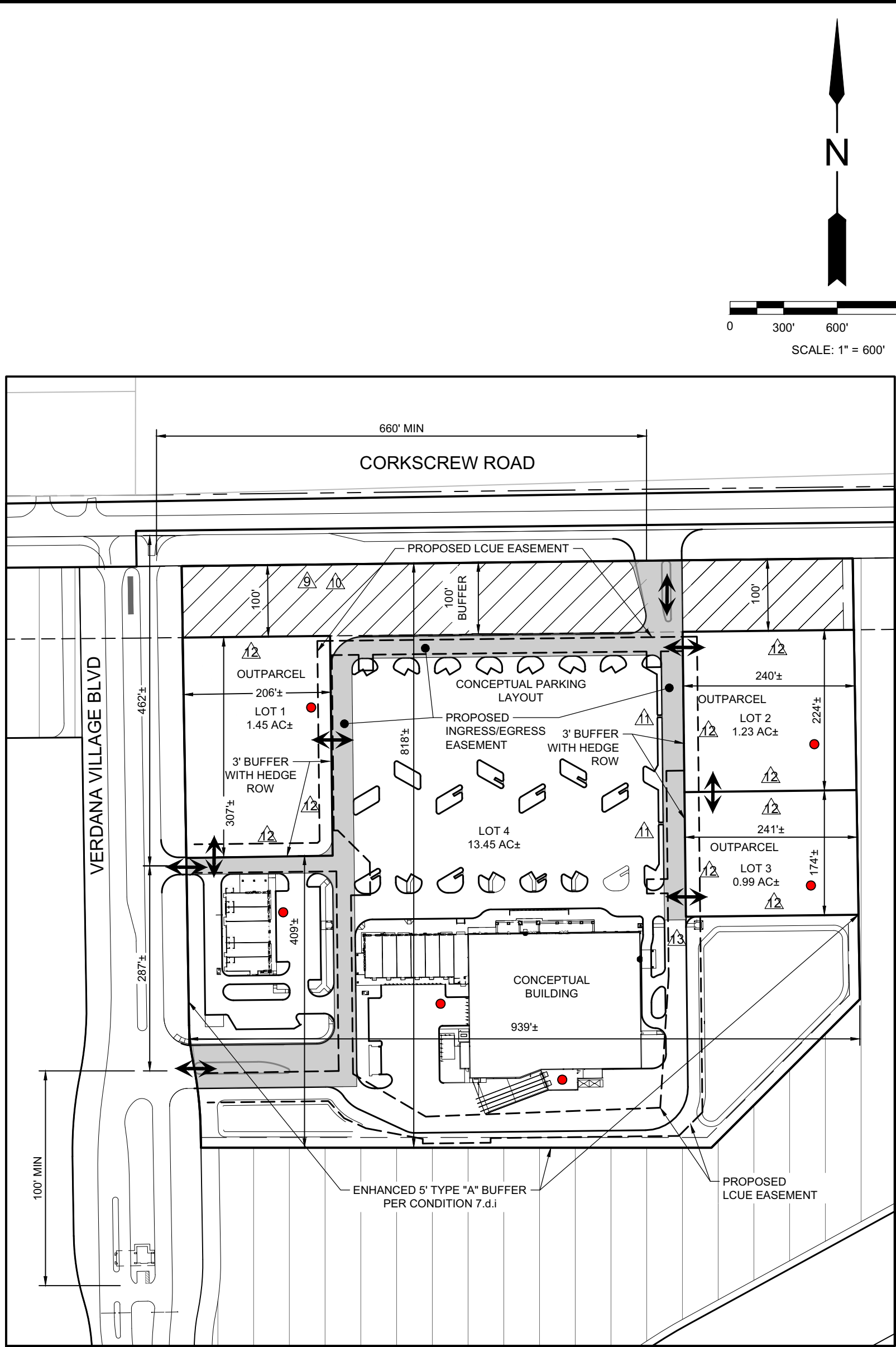
| # | DATE  | REVISIONS                   | 1ST SUBMITTAL (07/20/19) |
|---|-------|-----------------------------|--------------------------|
| 1 | 09/19 | REVISED PER COUNTY COMMENTS |                          |
| 2 | 11/19 | REVISED PER COUNTY COMMENTS |                          |
| 3 | 02/20 | REVISED 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.  
9351 CORKSCREW ROAD, SUITE 102  
ESTERO, FLORIDA 33928  
PHONE: (239) 406-9148  
FAX: (239) 288-2537  
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J.R. EVANS  
ENGINEERING



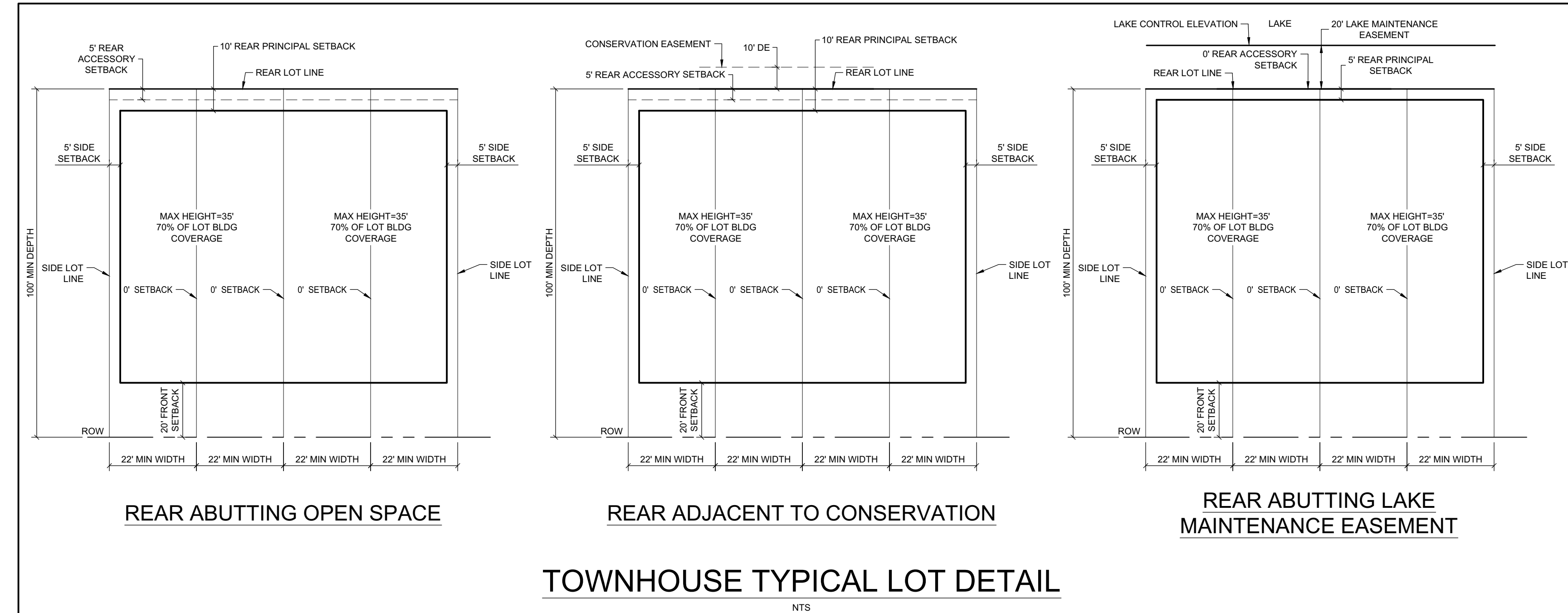
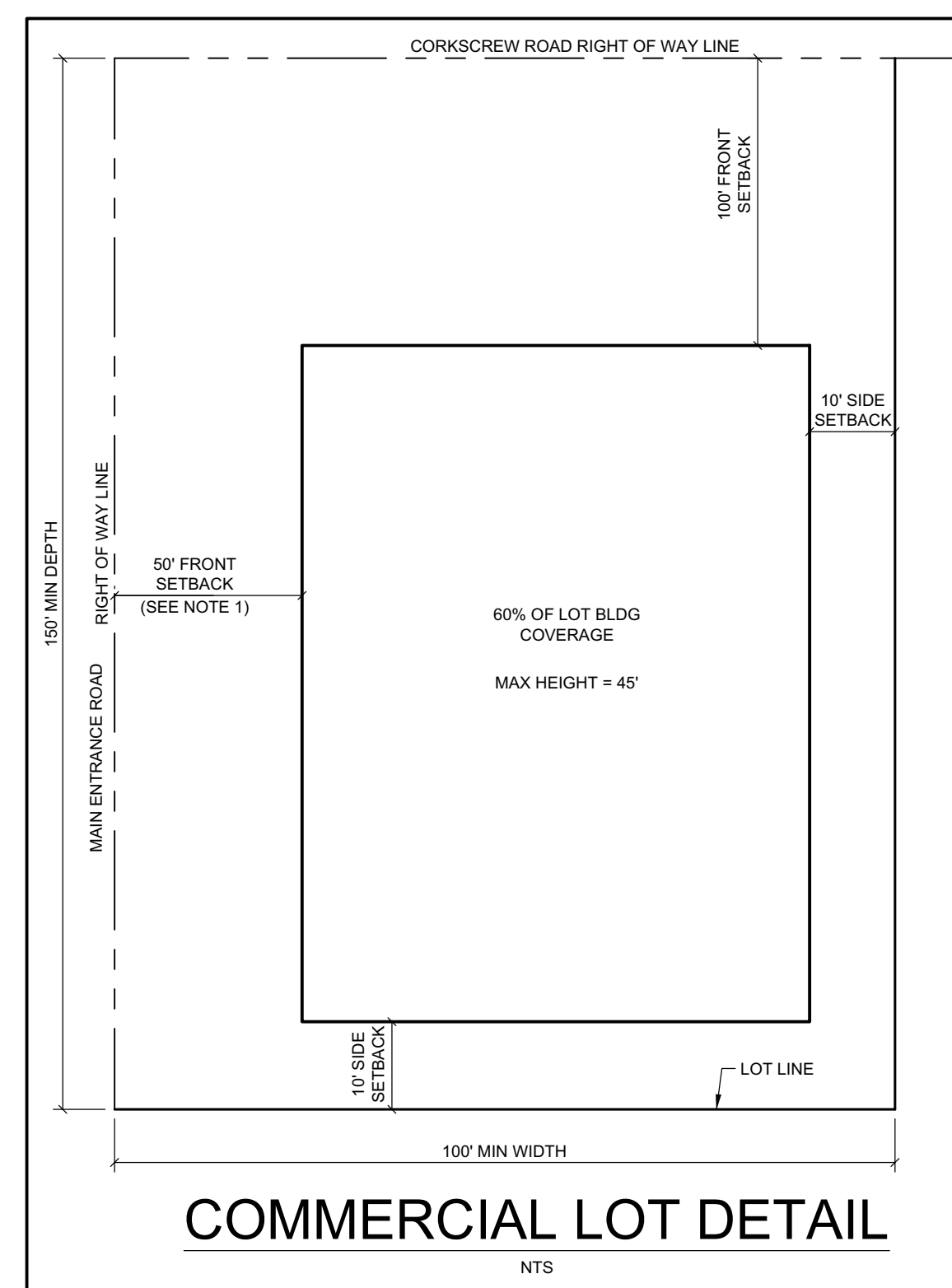
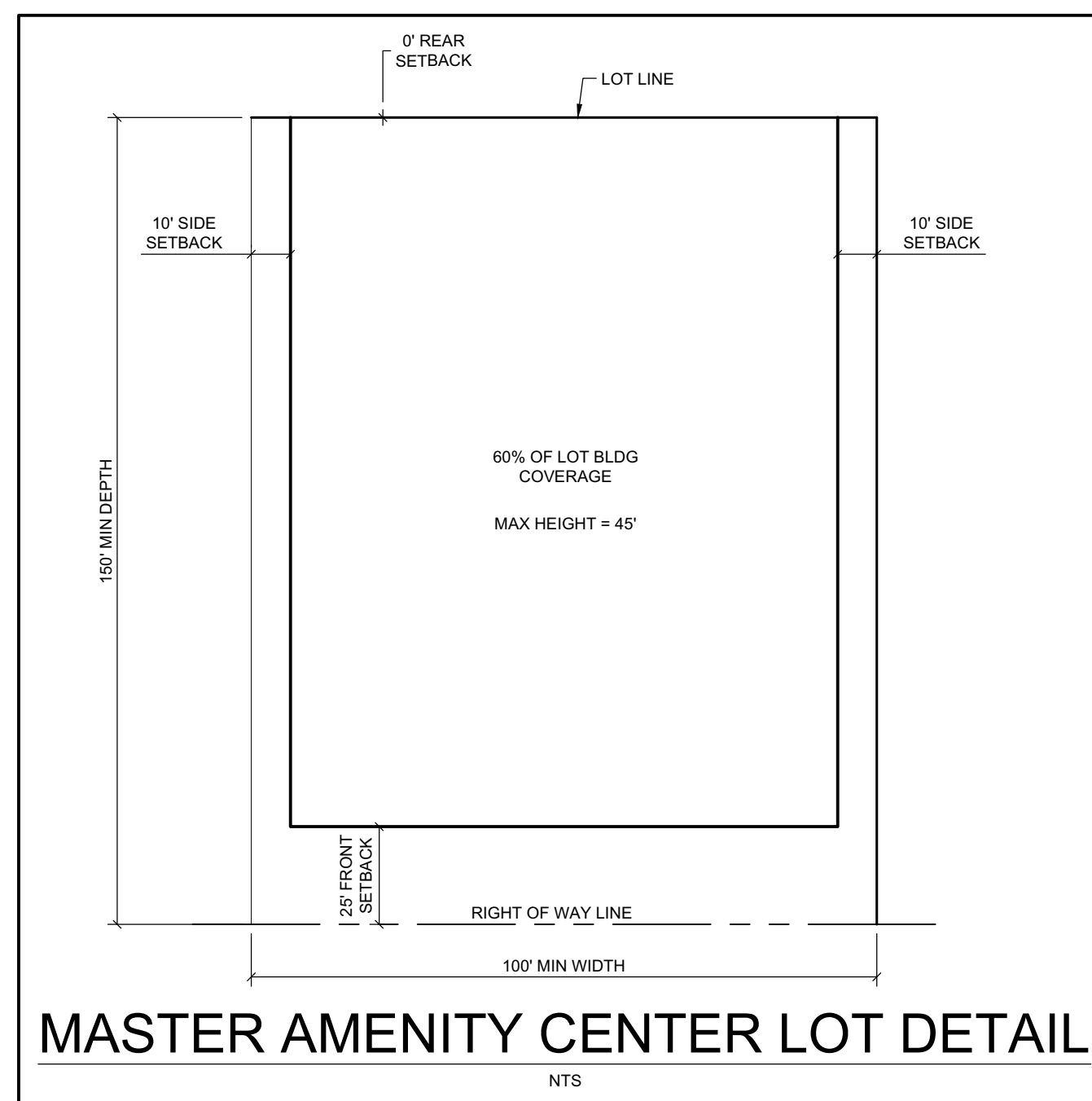
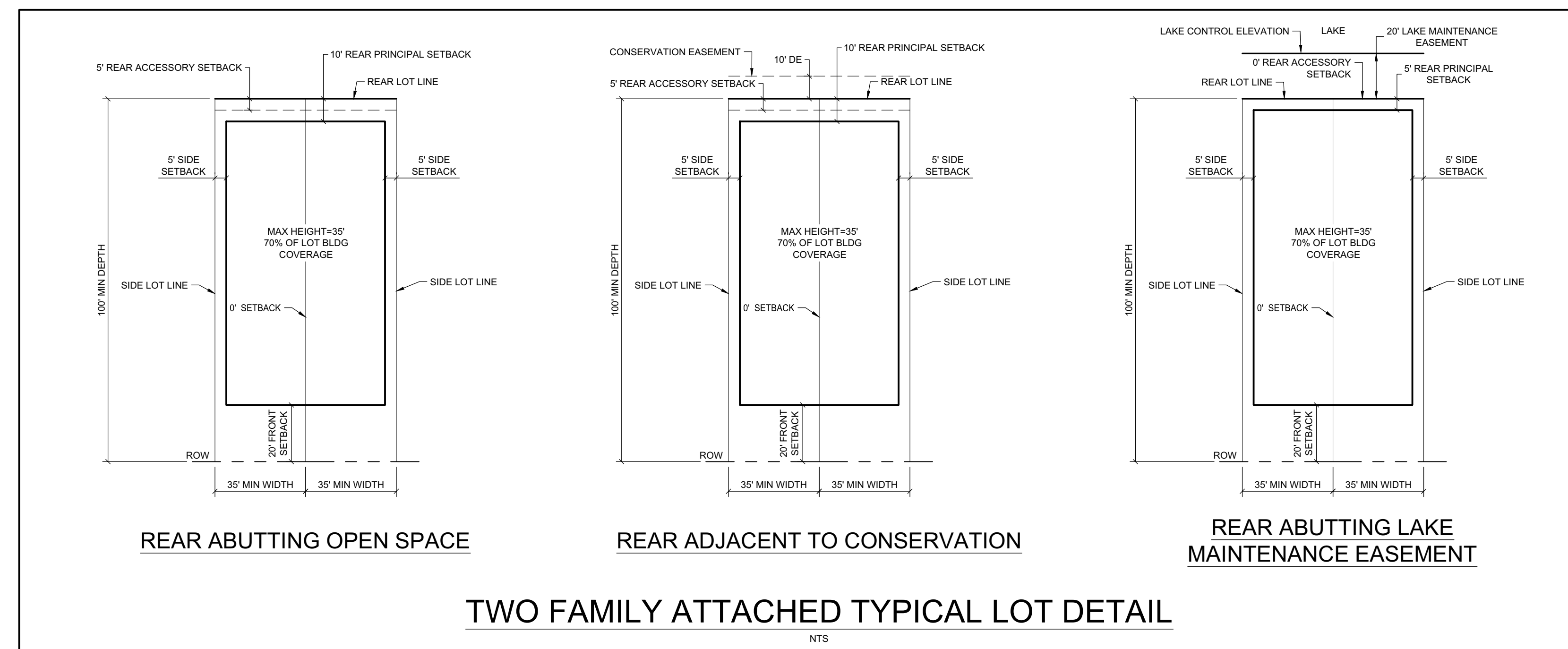
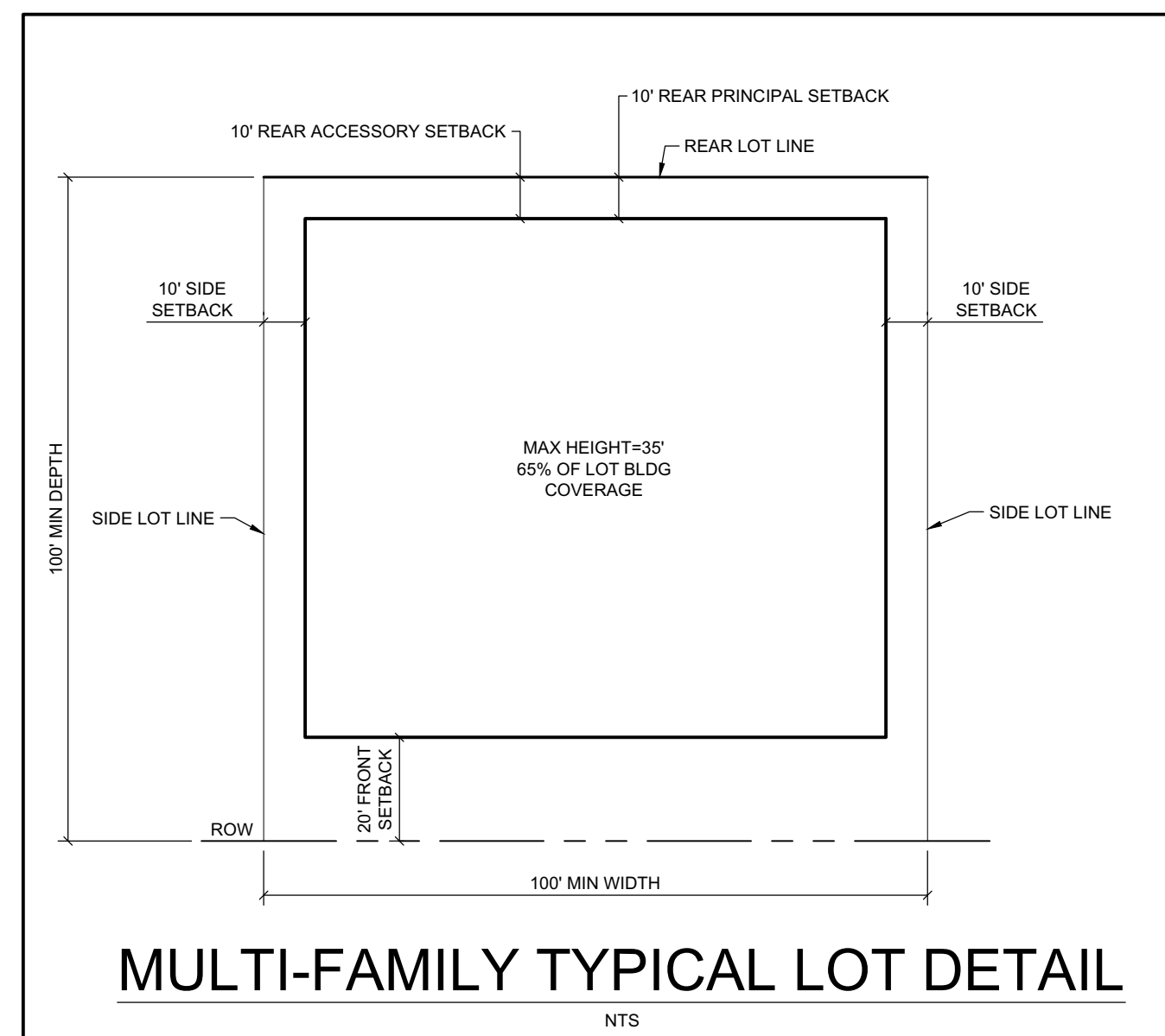
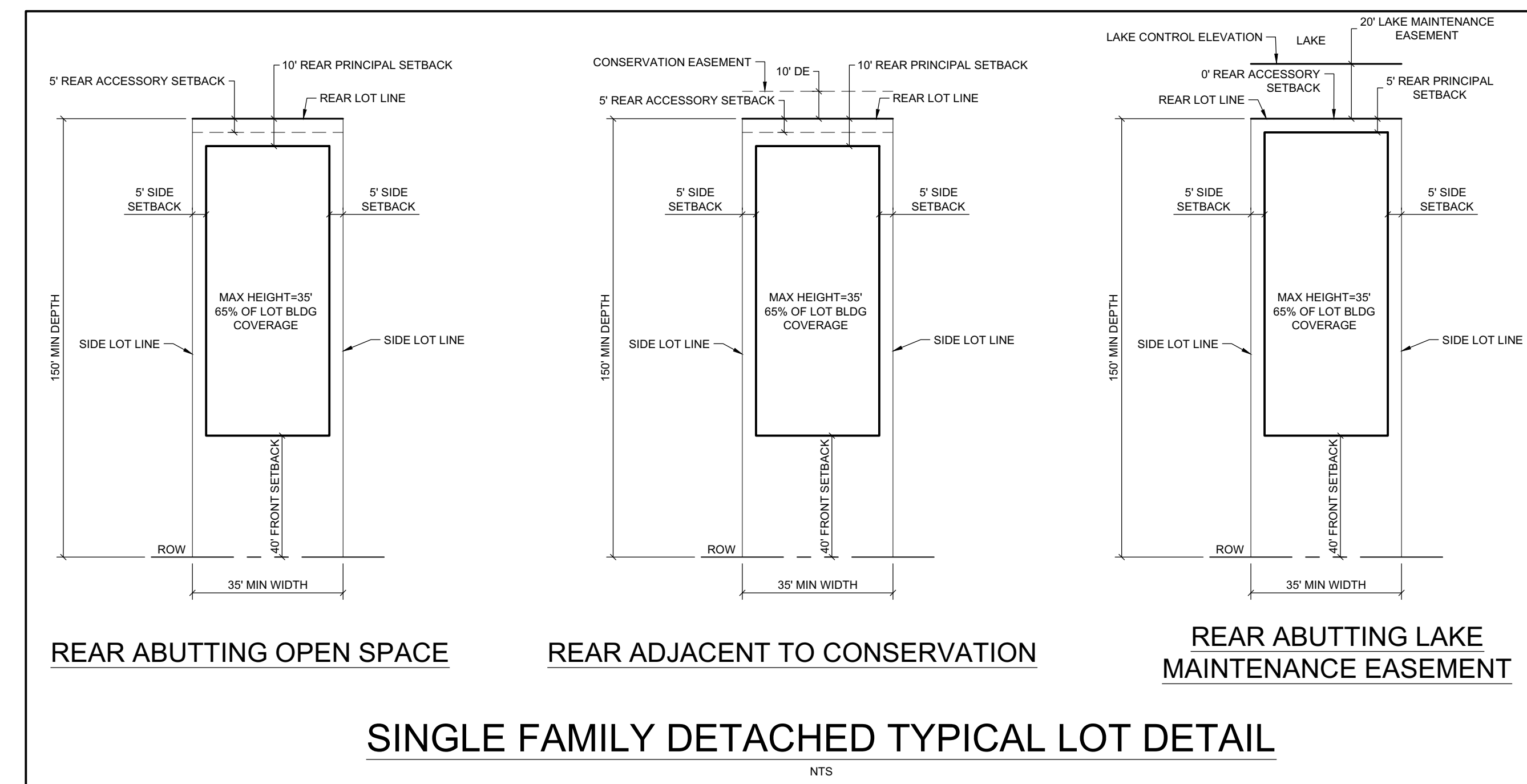
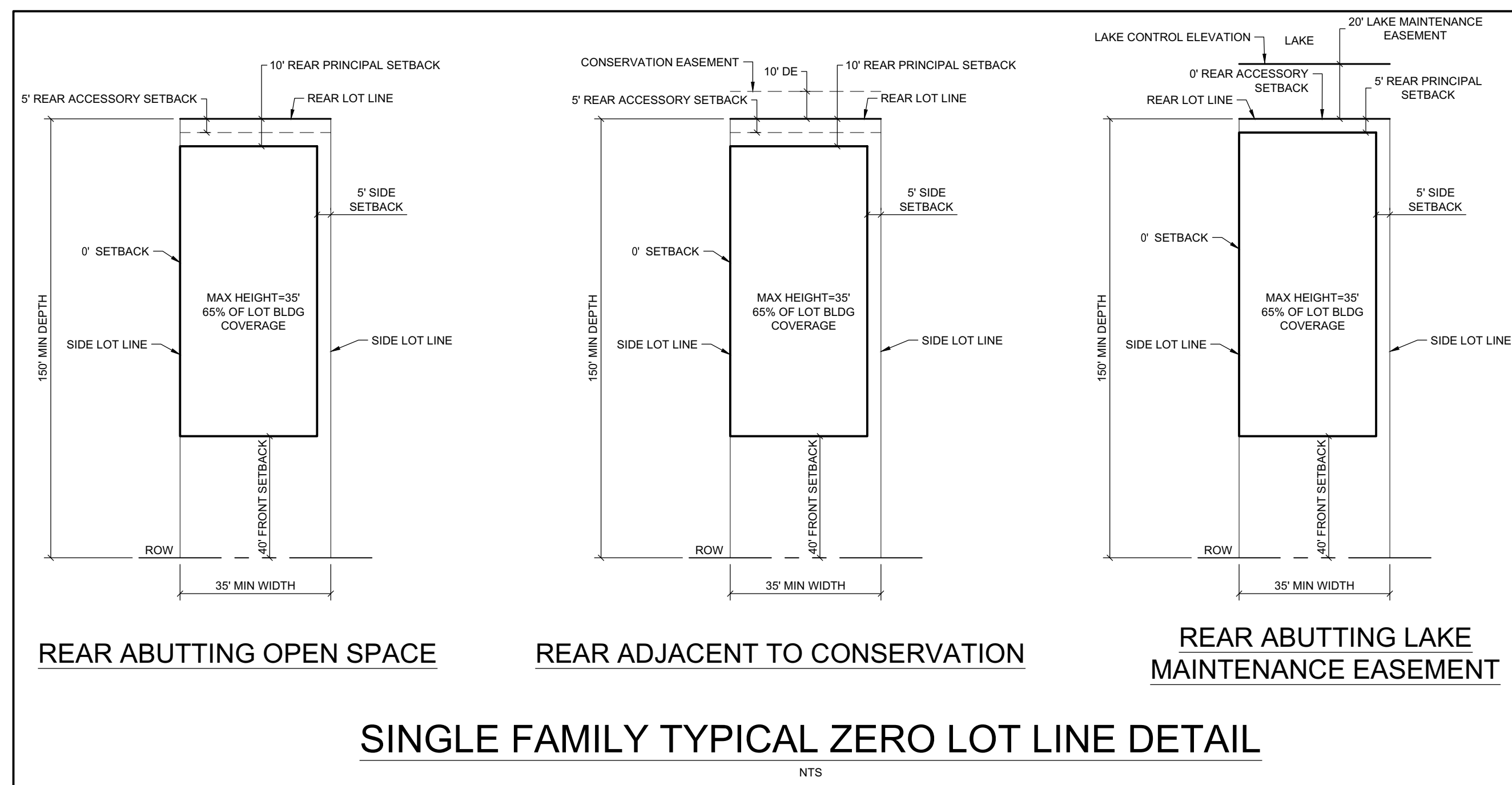
#### SCHEDULE OF DEVIATIONS

- 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
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- EXISTING LEE COUNTY WELL ACCESS
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CORKSCREW RD R.O.W.

CONSERVATION EASEMENT

100' CORKSCREW ROAD BUFFER

6' MAX

4(MAX)

OPTIONAL 6' WALL/FENCE AS ALTERNATIVE TO A WILDLIFE FENCE IF REQUIRED BY LEE COUNTY

INDIGENOUS RESTORATION PLANTINGS PER THE INDIGENOUS PRESERVATION, RESTORATION PLAN AND MANAGEMENT PREPARED BY PASSARELLA & ASSOCIATES, INC.

INDIGENOUS RESTORATION PLANTINGS PER THE INDIGENOUS PRESERVATION, RESTORATION PLAN AND MANAGEMENT PREPARED BY PASSARELLA & ASSOCIATES, INC.

SECTION

TOE OF BERM

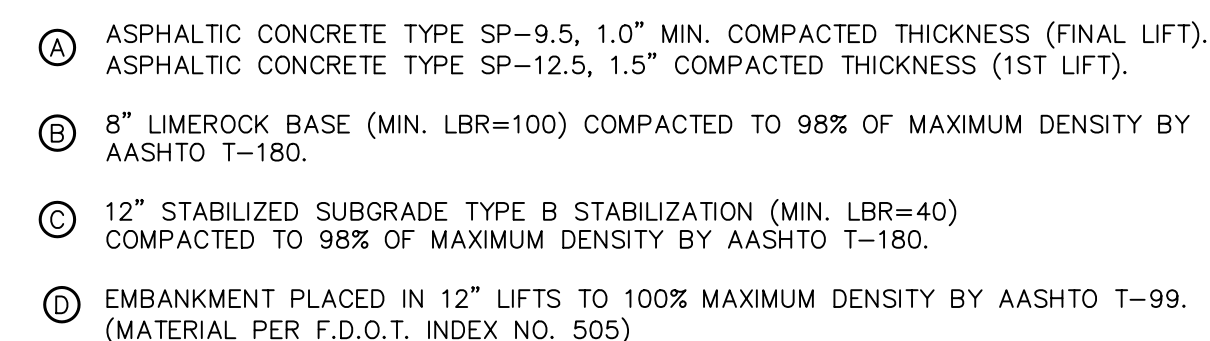
SINUOUS TOE AND TOP OF BERM TO PROVIDE NATURAL APPEARANCE

TOP OF BERM

TOE OF BERM

PLAN

### CORKSCREW ROAD BERM DETAIL



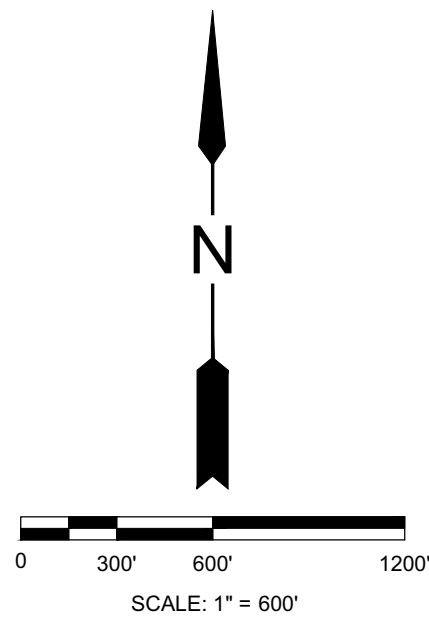
HEAVY DUTY PAVEMENT SECTION



### TYPICAL ROAD CROSS SECTION



| # | DATE  | REVISIONS                   | 1ST SUBMITTAL (07-2019) |
|---|-------|-----------------------------|-------------------------|
| 1 | 06/19 | REVISED PER COUNTY COMMENTS |                         |
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- 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

J.R. EVANS ENGINEERING, P.A.  
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