

PROJECT SITE DATA

TOTAL DEVELOPMENT TRACTS

PROJECT AREA = 12.47 ACRES
 CURRENT ZONING = RPD
 PROPOSED USE = RESIDENTIAL
 PROPOSED DEVELOPMENT = TOWNHOUSE BUILDINGS

LAND USE

RESIDENTIAL TRACT	AREA (AC)	(%)
PAVEMENT AREA	1.13 AC	9.06
BUILDING AREA	0.89 AC	7.14
DRY DETENTION	0.22 AC	1.76
PRESERVE	7.91 AC	63.43
GREEN SPACE	2.32 AC	18.61
TOTAL AREA	12.47 AC	100

TOTAL IMPERVIOUS AREA = 2.24 AC 18%
TOTAL PERVIOUS AREA = 10.23 AC 82%

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED:
 PER ZONING RESOLUTION Z-06-004
 SOUTH RESIDENTIAL TRACT = 2.49 AC
 TOTAL = 2.49 AC

OPEN SPACE PROVIDED:

INDIGENOUS PRESERVE	= 4.25 AC
WETLAND	= 3.66 AC
UPLAND	= 0.22 AC
DRY DETENTION	= 0.22 AC
GREEN SPACE	= 2.32 AC
TOTAL OPEN SPACE PROVIDED	10.45 AC

UNIT DATA

TOWNHOUSE BUILDINGS

8 PLEX = 8 UNITS x 3 BLDGS = 24 UNITS
 6 PLEX = 6 UNITS x 2 BLDGS = 12 UNITS
 4 PLEX = 4 UNITS x 2 BLDGS = 8 UNITS
TOTAL UNITS = 44

PARKING CALCULATIONS:
 REQUIRED FOR TOWNHOUSE UNITS:
 44 TOTAL DWELLING UNITS
 = 2 SPACES PER UNIT
 = 44 x 2 = 88 SPACES REQUIRED

TOTAL SPACES PROVIDED:
 44 SPACES IN GARAGES (1/UNIT)
 44 SPACES IN STACKED PARKING BEHIND GARAGES
 = 88 TOTAL SPACES PROVIDED

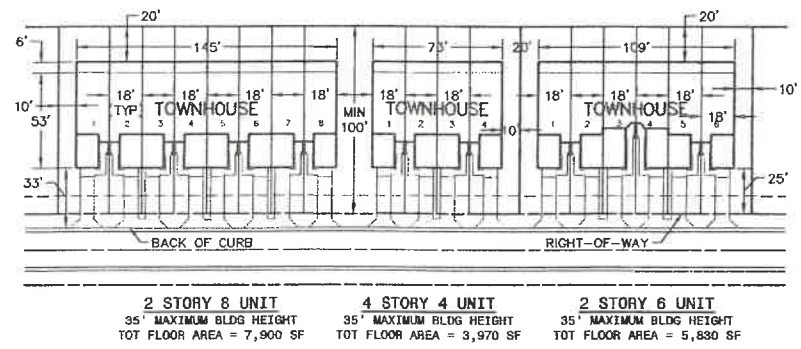
REFUSE REQUIREMENTS

CURBSIDE PICKUP IS PROPOSED

LDC
 JUN 03 2008
APPROVED

SITE DEVELOPMENT REGULATIONS

MAXIMUM # OF UNITS (RPD) = 381 DWELLING UNITS
 MAXIMUM LOT COVERAGE = 46%
 MINIMUM LOT SIZE = 1,600 SQ FT
 MINIMUM LOT WIDTH = 16 FT
 MINIMUM LOT DEPTH = 100 FT
 MINIMUM BLDG SEPARATION = 20 FT
 BUILDING HEIGHT = 35 FT/2 STORIES



PER MASTER CONCEPT PLAN

OPEN SPACE CALCULATIONS (30% FOR COMMERCIAL/40% COMMON OPEN SPACE FOR RESIDENTIAL)

TRACT	AREA	INDIGENOUS REQUIRED	OTHER OPEN SPACE REQUIRED	INDIGENOUS PROVIDED
COMMERCIAL 1	1.47 AC	0.22 AC 15%	0.22 AC(2)	0.22 AC(2)
COMMERCIAL 2	1.47 AC	0.22 AC 15%	0.22 AC(2)	0.22 AC(2)
COMMERCIAL 3	7.31 AC	1.10 AC 15%	1.10 AC(2)	1.10 AC(2)
COMMERCIAL 4	7.22 AC	1.08 AC 15%	1.08 AC(2)	1.08 AC(2)
RESIDENTIAL NORTH	35.18 AC	7.03 AC 20%	7.03 AC(2)	7.03 AC(2)
RESIDENTIAL SOUTH	12.47 AC	2.49 AC 20%	2.49 AC(2)	2.54 AC(2)
TOTALS	65.13 AC	12.14 AC	12.14 AC(2)	12.17 AC(2)

(1) INDIGENOUS OPEN SPACE AREA IS PROVIDED ON SOUTHERN PORTION OF DEVELOPMENT (12.33 CREDITS TOTAL PROVIDED) AND IS TO PROVIDE TOTAL REQUIRED INDIGENOUS OPEN SPACE FOR ALL TRACTS.
 (2) OTHER (NON-INDIGENOUS) OPEN SPACE SHALL BE PROVIDED ON THE RESPECTIVE TRACT AND SHALL BE IDENTIFIED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.

NOTE:
 ALL PROPOSED NEW ROADS WILL BE PRIVATELY OWNED AND MAINTAINED.

INDIGENOUS NOTES:
 *150% CREDIT FOR MINIMUM 3 ACRES AND 100' WIDTH PER LDC SECTION 10-415(b)(2).
 **135% CREDIT FOR MINIMUM 1 ACRE AND 75' WIDTH PER LDC SECTION 10-415(b)(2). AND ADDITIONAL 10% CREDIT FOR PRESERVATION ADJACENT TO ROADWAY PER LDC SECTION 10-415(b)(2). AND FOR CONNECTION TO OFFSITE ENVIRONMENTAL CONSERVATION OR PRESERVE AREAS PER LDC SECTION 10-415(b)(2).

MINIMUM SETBACKS:

	MULTI-FAMILY (FEET)
STREET	= 25 PUBLIC, = 20 PRIVATE
SIDE YARD	= 10 *
REAR YARD	= 20 **
ACCESSORY	= PER LDC
WATER BODY	= 25
FROM PRESERVES	= 25
PERIMETER	= 25 **

*0 FEET FOR COMMON WALL
 **30 FEET FOR LOTS CONTAINING ENHANCED BUFFER

PREPARED FOR:

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ENGINEERING LICENSE # EB 6469

SURVEY LICENSE # LB 6690

SITE DEVELOPMENT PLAN

DIPLOMAT PARCEL (SOUTH)

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUG 2007	2028_S	M-SDP	CMD	CMD	DRU	1" = 50'	3	13	34-43-24