

ADMINISTRATIVE AMENDMENT (PD) ADD2002-00067

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Long Bay Partners, LLC filed an application for administrative approval to a RPD/CPD on a project known as Baywoods Parcel 100 at Shadow Wood Preserve, for certain deviations from LDC parking requirements, on property located at 18740 South Tamiami Trail, described more particularly as:

LEGAL DESCRIPTION: See Exhibits A and B.

WHEREAS, the property was originally rezoned in case number DCI962025; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant has requested a deviation from LDC Section 34-2020(1)(c) which states that stacked parking is not permitted for multifamily buildings, to allow stacked parking for multifamily buildings where each unit has an individual driveway with a garage; and

WHEREAS, the applicant has requested a deviation from LDC Section 34-2015(2)(d) which requires that all parking lot spaces must be provided with sufficient maneuvering room to allow an exiting vehicle to leave the parking lot in a forward motion, to allow vehicles exiting residential off street parking to back onto private roads; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Planned Development is **APPROVED**.

Approval is subject to the following conditions:


1. **Approval is specifically limited to deviations from LDC Section 34-2020(c) and 34-2015(2)(d) as described herein, and only as applicable to Baywoods Parcel**

100, of the Shadow Wood Planned Development (as shown on attached site plan stamped received by the Department of Community Development June 7, 2002).

2. Traffic calming devices must be provided as follows for the subject parcel:
 - a) A posted speed limit of 15 MPH.
 - b) The streetscape landscaping must be designed to provide clear site visibility for vehicles exiting the driveways which are the subject of this amendment.
 - c) Paver speed humps must be installed in the roadway.
 - d) Off street parking spaces for residential units are limited to a maximum of four parking spaces in a row.
3. The minimum permitted driveway depth will be 25' from back of curb to face wall of garage.
4. Unless specifically stated otherwise, terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 12th day of June, A.D., 2002.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

LEGAL DESCRIPTION

EXHIBIT "A"
DCI962025

CPD COMMERCIAL PARCEL NO. 1
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in the Southwest Quarter (SW-1/4) of Section 17, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

From the southwest corner of said Section 17 run N 00° 08' 28" W along the west line of the Southwest Quarter (SW-1/4) of said Section 17 for 1316.24 feet to the southwest corner of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of said Section 17; thence run N 88° 01' 00" E along the south line of said quarter-quarter section for 682.26 feet to the northeast corner of lands as described by deed recorded in OR Book 1906 at Page 2746 of the public records of Lee County, Florida and the Point of Beginning of the lands herein described.

From said Point of Beginning continue N 88° 01' 00" E along said south quarter-quarter section line for 550.16 feet to an intersection with the southwesterly line of U.S. 41 (State Road No. 45); thence run southeasterly along said southwesterly line and along a non-tangent curve to the left of radius 2,359.83 feet (chord bearing S 29° 54' 48" E) (chord 208.72 feet) (delta 05° 04' 09") for 208.78 feet; thence run S 56° 05' 42" W along a line 10.00 feet north of (as measured on a perpendicular) and parallel with the northerly line of a roadway and utility easement as described by deed recorded in Official Record Book 2917 at Page 4032 of said public records for 167.99 feet; thence run S 33° 54' 18" E for 10.00 feet to an intersection with said northerly line and an arc of a curve to the right of radius 187.00 feet (chord bearing S 72° 03' 21" W) (chord 102.84) (delta 31° 55' 18") for 104.18 feet to a point of tangency; thence run S 88° 01' 00" W, continuing along said northerly line of lands described by deed recorded in Official Record Book 2917 at Page 4032 for 411.74 feet to an intersection with the southerly prolongation of the easterly line of aforementioned lands described in Official Record Book 1906 at Page 2746; thence run N 01° 59' 00" W along said line for 310.00 feet to the Point of Beginning.

Parcel contains 4.11 acres, more or less.

Bearings herein above mentioned are based on the west line of the Southwest Quarter (SW-1/4) of Section 17, Township 46 South, Range 25 East to bear N 00° 08' 28" W.

EXHIBIT "A"
DCI962025

CPD COMMERCIAL PARCEL NO. 2
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in the Southwest Quarter (SW-1/4) of Section 17, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

From the southwest corner of said Section 17 run N 87° 26' 22" E along the south line of the Southwest Quarter (SW- 1/4) of said Section 17 for 1328.70 feet; thence run N 00° 23' 13" W along the east line of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of said Section 17 for 364.32 feet to an intersection with the southerly line of lands as described by deed recorded in Official Record Book 1525 at Page 94 of the public records of Lee County, Florida; thence run N 53° 02' 16" E along said southerly line for 182.39 feet to the Point of Beginning.

From said Point of Beginning continue N 53° 02' 16" E along said southerly line to an intersection with the southwesterly line of U.S. 41 (State Road No. 45); thence run N 36° 58' 21" W along said southwesterly line for 371.00 feet; thence run S 53° 02' 16" W for 270.00 feet; thence run S 36° 58' 21" E for 371.00 feet to the Point of Beginning.

Parcel contains 2.30 acres, more or less.

Bearings hereinabove mentioned are based on the west line of the Southwest Quarter (SW-1/4) of Section 17, Township 46 South, Range 25 East to bear N 00° 08' 28" W.

EXHIBIT "A"
DCI962025

RPD PARCEL IN
SECTIONS 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in the Southwest Quarter (SW-1/4) of Section 17, and Section 18, south of Mullock Creek, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the southeast corner of said Section 18 run S 88° 56' 41" W along the south line of the Southeast Quarter (SE-1/4) of said Section for 2651.86 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section; thence run N 67° 39' 05" W along the south line of the Southwest Quarter (SW-1/4) of said Section 18 for 2911.71 feet to the southwest corner of said Section; thence run N 01° 05' 13" W along the west line of said Section for 2653.69 feet to the northwest corner of the Southwest Quarter (SW-1/4) of Section 18; thence run S 78° 39' 27" E along the north line of said Southwest Quarter (SW-1/4) for 1196 feet, more or less, to an intersection with the southerly waters of Mullock Creek; thence run northeasterly, easterly and southeasterly along said waters for 4285 feet, more or less, to an intersection with the east line of the West Half (W-1/2) of the Northeast Quarter (NE-1/4) of said Section 18; thence run S 01° 00' 37" E along said east line for 348 feet, more or less, to an intersection with the north line of said Southeast Quarter (SE-1/4) of said Section 18; thence run S 78° 41' 37" E along said north line for 1379.37 feet to the northeast corner of the Southeast Quarter (SE-1/4) of said Section 18; thence run S 00° 08' 28" E along the east line of said Southeast Quarter (SE-1/4) for 728 feet, more or less, to the centerline of Mullock Creek; thence run southeasterly along the meanders of the centerline of Mullock Creek for 822 feet, more or less, to an intersection with the north line of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of said Section 17; thence run N 88° 01' 00" E along said north line for 135 feet, more or less, to the northwest corner of lands described in Official Record Book 1906 at Page 2746 of the Public Records of Lee County, Florida; thence run S 01° 59' 00" E for 265.00 feet; thence run N 88° 01' 00" E along the south line of said lands for 225.00 feet; thence run S 01° 59' 00" E along the southerly projection of the east line of said lands for 45.00 feet to the northerly line of a roadway and utility easement as described by deed recorded in Official Record Book 2917 at Page 4032 of said Public Records; thence run N 88° 01' 00" E along said northerly line for 411.74 feet to a point of curvature; thence run northeasterly along an arc of said curve to the left of radius 187.00 feet (chord bearing N 72° 03' 21" E) (chord 102.84 feet) (delta 31° 55' 18") for 104.18 feet to a point of tangency; thence run N 33° 54' 18" W for 10.00 feet; thence run N 56° 05' 42" E along a line 10.00 feet north of (as measured on a perpendicular) and parallel with said northerly line of roadway and utility easement for 167.99 feet to an intersection with the southwesterly line of U.S. 41 (State Road No. 45); thence run southeasterly along said southwesterly line and along a non-tangent curve to the left of radius 2,359.83 feet (chord bearing S 34° 38' 45" E) (chord 180.99 feet) (delta 04° 23' 44") for 181.04 feet to a point of tangency; thence run S 36°

58° 21" E along said southwesterly right-of-way for 46.30 feet; thence run S 53° 02' 16" W, parallel with the southerly line of lands as described by deed recorded in Official Record Book 1525 at Page 94 of said Public Records, for 270.00 feet; thence run S 36° 58' 21" E parallel with said southwesterly line of U.S. 41 for 371.00 feet to an intersection with the aforementioned southerly line of said lands of Official Record Book 1525 at Page 94; thence run S 53° 02' 16" W along said southerly line for 182.39 feet to an intersection with the east line of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of said Section 17; thence run S 00° 23' 13" E along said east line for 364.32 feet to an intersection with the south line of said Section 17; thence run S 87° 26' 22" W along said south line for 1328.70 feet to the Point of Beginning.

LESS the waters of Mullock Creek in the Southwest Quarter (SW-1/4) of said Section 18.

SUBJECT TO roadway easement for County Road, lying 25 feet each side of the north line of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of said Section 17, as recorded in C.C.M.B. 10, page 563.

ALSO SUBJECT TO a Florida Power & Light Company transmission line easement as described by Deed recorded in Deed Book 227 at Page 428 and Deed Book 226 at Page 53 of the Public Records of Lee County, Florida.

Parcel contains 426.22 acres, more or less.

Bearings herein above mentioned are Plane Coordinate for the Florida West Zone.

The applicant has indicated that the STRAP numbers for the subject property are:

17-46-25-00-00007.0030,	17-46-25-00-00007.0040,
17-46-25-00-00012.0000,	17-46-25-00-00012.0050,
18-46-25-00-00030.0000,	18-46-25-00-00033.0000,
18-46-25-00-00034.0010,	18-46-25-00-00035.0000,
18-46-25-00-00035.0010,	18-46-25-00-00037.0000, and
18-46-25-00-00040.0000	

Applicant's Legal Checked
by J. H. A. 6/3/02

Exhibit B

DESCRIPTION

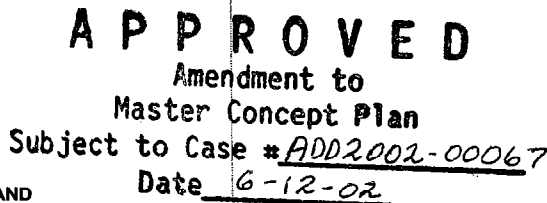
SHADOW WOOD PRESERVE
PARCEL 100
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA. SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 17 RUN N 87° 26' 22" E ALONG THE SOUTH LINE OF SAID FRACTION FOR 600.05 FEET; THENCE RUN N 02° 33' 38" W PERPENDICULAR TO SAID SOUTH LINE FOR 23.42 FEET TO THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING RUN N 43° 33' 23" W FOR 42.24 FEET TO A POINT ON A CURVE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 188.37 FEET (DELTA 42° 24' 24") (CHORD BEARING N 06° 28' 26" E) (CHORD 136.26 FEET) FOR 139.42 FEET TO A POINT ON A CURVE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 185.33 FEET (DELTA 01° 59' 41") (CHORD BEARING N 26° 11' 06" E) (CHORD 6.45 FEET) FOR 6.45 FEET; THENCE RUN N 46° 01' 55" E ALONG A NON-TANGENT LINE FOR 13.59 FEET; THENCE RUN N 27° 47' 13" W FOR 4.57 FEET TO A POINT ON A CURVE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 185.33 FEET (DELTA 03° 46' 53") (CHORD BEARING N 33° 51' 51" E) (CHORD 12.23 FEET) FOR 12.23 FEET TO A POINT ON A CURVE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 274.50 FEET (DELTA 23° 46' 56") (CHORD BEARING N 23° 02' 57" W) (CHORD 113.12 FEET) FOR 113.94 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 625.50 FEET (DELTA 40° 42' 07") (CHORD BEARING N 14° 35' 21" W) (CHORD 434.71 FEET) FOR 443.99 FEET TO A POINT OF TANGENCY; THENCE RUN N 05° 45' 43" E FOR 198.30 FEET TO A POINT ON A CURVE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO LEFT OF RADIUS 420.00 FEET (DELTA 23° 48' 08") (CHORD BEARING S 79° 43' 24" E) (CHORD 173.23 FEET) FOR 174.48 FEET TO A POINT OF TANGENCY; THENCE RUN N 88° 22' 32" E FOR 37.49 FEET; THENCE RUN SOUTHWESTERLY AND SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 35.00 FEET (DELTA 90° 00' 19") (CHORD BEARING S 43° 22' 22" W) (CHORD 49.50 FEET) FOR 54.98 TO A POINT OF TANGENCY; THENCE RUN S 01° 37' 47" E FOR 4.54 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 247.50 FEET (DELTA 07° 19' 19") (CHORD BEARING S 02° 01' 53" W) (CHORD 31.61 FEET) FOR 31.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 35.00 (DELTA 100° 25' 54") (CHORD BEARING S 44° 31' 25" E) (CHORD 53.79 FEET) FOR 61.35 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 132.50 FEET (DELTA 27° 30' 18") (CHORD BEARING N 71° 30' 29" E) (CHORD 63.00 FEET) FOR 63.61 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 267.50 FEET (DELTA 34° 00' 32") (CHORD BEARING N 74° 45' 36" E) (CHORD 156.46 FEET) FOR 158.78 FEET TO A POINT OF TANGENCY; THENCE RUN S 88° 14' 08" E FOR 213.21 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 227.50 FEET (DELTA 51° 16' 23") (CHORD BEARING S 62° 35' 56" E) (CHORD 196.86 FEET) FOR 203.59 FEET TO A POINT OF TANGENCY; THENCE RUN S 36° 57' 44" E FOR 322.40 FEET; THENCE RUN S 53° 02' 16" W FOR 179.86 FEET; THENCE RUN N 11° 29' 59" E FOR 43.16 FEET; THENCE RUN S 86° 23' 41" W FOR 110.05 FEET; THENCE RUN N 76° 50' 06" W FOR 86.79 FEET; THENCE RUN N 28° 28' 07" W FOR 38.38 FEET; THENCE RUN N 45° 36' 04" E FOR 49.82 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 45.00 FEET (DELTA 36° 51' 19") (CHORD BEARING N 27° 10' 24" E) (CHORD 28.45 FEET) FOR 28.95 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 155.00 FEET (DELTA 51° 58' 11") (CHORD BEARING N 17° 14' 21" W) (CHORD 135.82 FEET) FOR 140.59 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 60.00 FEET (DELTA 44° 54' 05") (CHORD BEARING N 65° 40' 29" W) (CHORD 45.83 FEET) FOR 47.02 FEET TO A POINT OF TANGENCY; THENCE RUN N 88° 07' 32" W FOR 170.12 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 135.00 FEET (DELTA 126° 08' 37") (CHORD BEARING S 28° 48' 10" W) (CHORD 240.73 FEET) FOR 297.22 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 465.00 FEET (DELTA 13° 10' 43") (CHORD BEARING S 27° 40' 47" E) (CHORD 106.72 FEET) FOR 106.96 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC TO THE LEFT OF RADIUS 45.00 FEET (DELTA 13° 42' 34") (CHORD BEARING S 27° 56' 42" E) (CHORD 10.74 FEET) FOR 10.77 FEET TO A POINT OF TANGENCY; THENCE RUN S 34° 47' 59" E FOR 46.90 FEET; THENCE RUN S 14° 29' 50" E FOR 105.63 FEET; THENCE RUN S 02° 42' 38" E FOR 73.33 FEET; THENCE RUN S 26° 05' 04" E FOR 31.99 FEET; THENCE RUN S 04° 56' 22" E FOR 100.85 FEET; THENCE RUN S 86° 53' 28" W FOR 340.24 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.82 ACRES MORE OR LESS.

BEARINGS HEREIN ABOVE MENTIONED ARE STATE PLANE FOR THE FLORIDA WEST ZONE (1983/90 ADJUSTMENT) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 17 TO BEAR N 87° 26' 22" E.

Applicant's Legal Checked
by hlp 6/3/02



RECEIVED
JUN 07 2002

COMMUNITY DEVELOPMENT

- ## SIGNING AND PAVEMENT MARKING NOTES:
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
 2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
 3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
 4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
 5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
 6. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES" FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 7. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
 8. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS. IF POSSIBLE, STREET NAME SIGNAGE TO BE ATOP ALL STOP SIGNS.
 9. THE CONTRACTOR SHALL INSTALL BLUE/BLUE RPM'S IN THE CENTER OF THE LANE ADJACENT TO ALL FIRE HYDRANTS.
 10. THE LOCATION, QUANTITY AND SIZE OF PARCEL SIGNAGE AND ENTRY FEATURES MAY BE MODIFIED WITHIN THE REQUIREMENTS OF LEE COUNTY. A SEPARATE LEE COUNTY SIGN PERMIT IS REQUIRED FOR EACH SIGN.

SITE DEVELOPMENT CRITERIA	* MCP
ROAD SETBACK	20'
REAR SETBACK TO PROPERTY LINE	15'
WATER BODY SETBACK	20'
SIDE SETBACK	0/5'
HEIGHT LIMIT / MAX. FLOORS	45' (3-STORY)
BUILDING SEPARATION	25' MIN.
MINIMUM LOT WIDTH	N/A
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	7,000 S. F.
MAXIMUM NUMBER OF UNITS	155
PROJECT BOUNDARY SETBACK	N/A
OPEN SPACE MIN. REQUIREMENT	10%

* MASTER CONCEPT PLAN (URBAN RESIDENTIAL, MULTI-FAMILY, 4, 6, 8-PLEX)




TOTAL MULTI-FAMILY UNITS THIS PARCEL = 76 (4 X 4-UNITS, 10 X 6 UNITS)

SITE DEVELOPMENT BREAKDOWN	AREA	PERCENTAGE
BUILDING IMPERVIOUS	2.49 AC.	25 %
DRIVEWAYS IMPERVIOUS	0.66 AC.	10 %
ROADWAY AND AMENITY PAVEMENT	1.43 AC.	14 %
OPEN SPACE PROVIDED	5.04 AC.	51 %
TOTAL PARCEL AREA	9.62 AC.	100 %
OPEN SPACE REQUIRED	0.98 AC.	10 %

REFUSE AND SOLID WASTE DISPOSAL FACILITIES:

1. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.
2. ALL STORAGE AREAS / CONTAINERS SHALL BE ADEQUATELY SHIELDED BY LANDSCAPED SCREEN OR FENCING ALONG AT LEAST THREE SIDES.
3. ALL STORAGE AREAS / CONTAINERS SHALL MEET LEE CO. LAND DEVELOPMENT CODE SEC. 10-261
4. THE CONFIGURATION AND LOCATION OF DUMPSTER / RECYCLING AREAS MAY BE MODIFIED DURING CONSTRUCTION AS LONG AS THE ABOVE REQUIREMENTS AND AREAS BELOW ARE MAINTAINED.

DISPOSAL AREA REQUIREMENTS = 168 S.F. FOR THE FIRST 25 UNITS PLUS 4.8 S.F. FOR EACH ADDITIONAL DWELLING UNIT. $168 \text{ S.F.} + (76-25) \times 4.8 \text{ S.F.} = 412.8 \text{ S.F. DISPOSAL AREA REQUIRED.}$

<h1 style="text-align: center;">Barraco</h1> <p style="text-align: center;">and Associates, Inc.</p> <p style="text-align: center;">CIVIL ENGINEERS, SURVEYORS AND LAND DEVELOPMENT CONSULTANTS</p> <p style="text-align: center;">www.barraco.net</p> <p style="text-align: center;">2271 MCGREGOR BOULEVARD POST OFFICE DRAWER 2800 FORT MYERS, FLORIDA 33902-2800 PHONE (239) 461-3170 FAX (239) 461-3169</p> <p style="text-align: center;">FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940</p>	
PREPARED FOR	
 <p style="text-align: center;">The Bonita Bay Group</p>	
<h2 style="margin: 0;">LONG BAY PARTNERS, LLC</h2> <p style="text-align: center;">3451 BONITA BAY BOULEVARD SUITE 202 BONITA SPRINGS, FL 34134-4395</p> <p style="text-align: center;">PHONE (239) 495-1000 FAX (239) 992-2672</p> <p style="text-align: center;">WWW.BONITABAYGROUP.COM</p>	
PROJECT DESCRIPTION	
 <h2 style="margin: 0;">BAY WOODS</h2> <p style="text-align: center;">(PARCEL 100)</p> <p style="text-align: center;">SECTIONS 17 & 18 TOWNSHIP 46 SOUTH RANGE 25 EAST LEE COUNTY, FLORIDA</p>	
PROJECT ENGINEER	
	<p>ENGINEER OF RECORD: ANDREW D. FITZGERALD, P.E. FOR THE FIRM 2271 MCGREGOR BOULEVARD FORT MYERS, FLORIDA 33901 FLORIDA P.E. NO. 56776</p>
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FILE NAME	21617A10.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21617\DWG\1
PLOT DATE	FRI, 6-7-2002 - 7:09 AM
PLOT BY	ROB SCHLICHER
DESIGN BY	ROB SCHLICHER
XREF1	BASEPLAN = 21616A00.DWG
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	
PLAN REVISIONS	
PLAN STATUS	
APPROVAL SUBMITTAL PLANS NOT FOR CONSTRUCTION	
<h2 style="margin: 0;">LAYOUT, PHASING AND SIGNING PLAN</h2>	
PROJECT / FILE NO.	SHEET NUMBER
21617 17/18-46-25	2