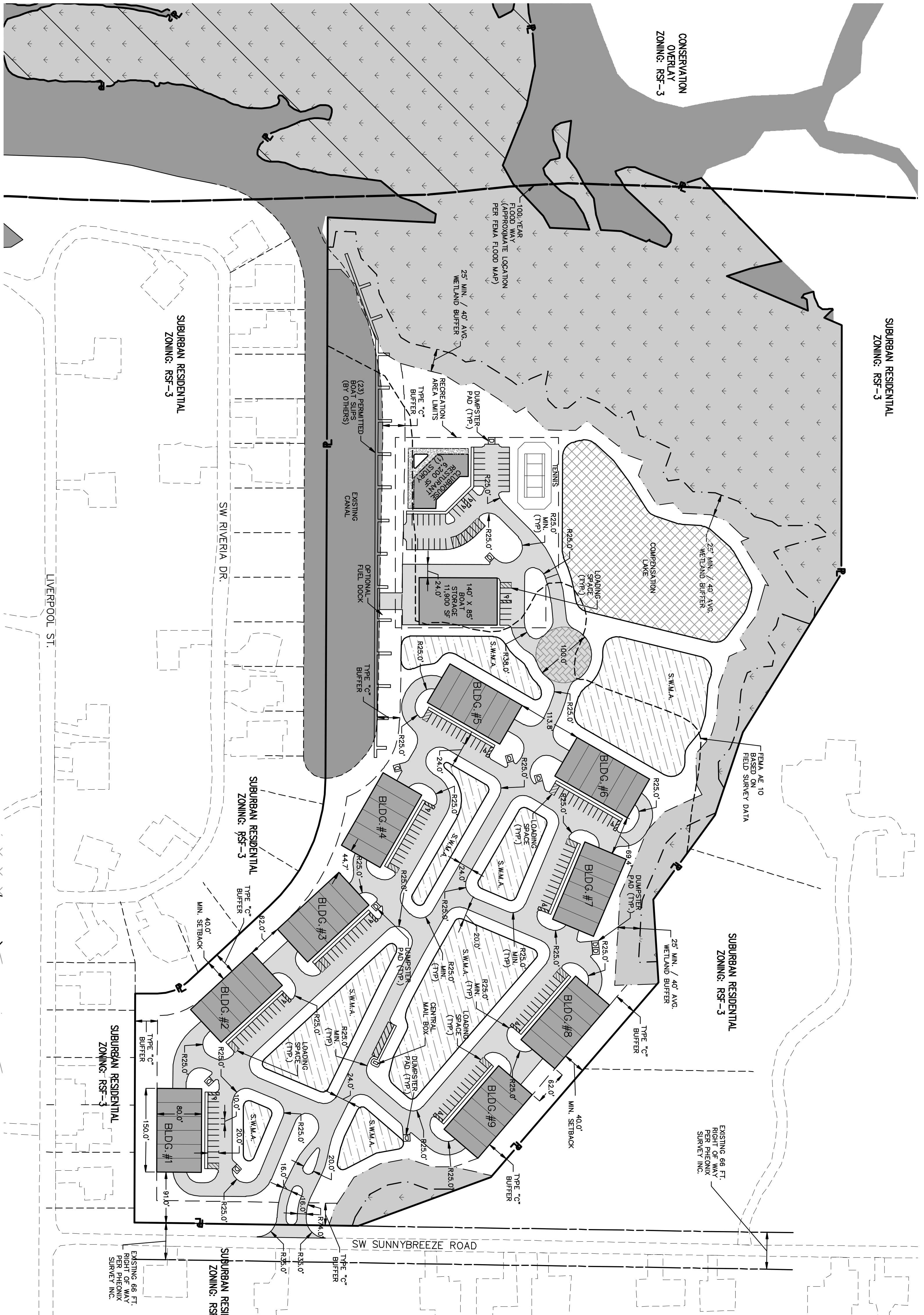


SUBURBAN RESIDENTIAL  
ZONING: RSF-3



**SITE PLAN SUMMARY**

<b>SITE PLAN DATA:</b>	15719 ACRES
<b>PROJECT AREA:</b>	RD / SUBURBAN RESIDENTIAL AND CONSERVATION
<b>CURRENT ZONING:</b>	RD / SUBURBAN RESIDENTIAL DEVELOPMENT
<b>PROPOSED USE:</b>	MULTI FAMILY RESIDENTIAL DEVELOPMENT
<b>PROJECT LAND USE:</b>	
<b>TOTAL PROPERTY AREA:</b>	15719 AC
<b>WETLANDS &amp; PRESERVATION AREA:</b>	23232 AC (100%)
<b>EXISTING CANAL:</b>	1.84 AC (7.3%)
<b>MULTI FAMILY BUILDINGS:</b>	2.47 AC (10.6%)
<b>COMPENSATION LAKE &amp; S.W.M.A.'S:</b>	5.03 AC (21.7%)
<b>DRIVES &amp; PARKING AREAS:</b>	3.92 AC (16.9%)
<b>COMMON OPEN AREA (AMENITY):</b>	7.73 AC (33.3%)
<b>RECREATION AREAS (AMENITY):</b>	2.24 AC (9.6%) (100%)
<b>REC. AREA POOLS:</b>	0.81 AC (3.6%)
<b>REC. AREA OPEN SPACE:</b>	1.43 AC (6.3%)

**FLOOD ZONE**

PARCEL LIES IN FLOOD ZONE 10AE & X (SEE DETAIL THIS SHEET)

**DENSITY CALCULATION**

RD ZONING (SUBURBAN RESIDENTIAL LAND USE) = 35.03 AC  
 AREA ZONED RD (WITHIN SUBURBAN RESIDENTIAL LAND USE) = 35.03 AC  
 ALLOWABLE DENSITY = 6 DEVELOPMENT UNITS PER ACRE  
 35.03 ACRES X 6 UNITS PER ACRE = 210 UNITS  
 AREA ZONED RD (WITHIN CONSERVATION OVERLAY) = 12216 AC  
 ALLOWABLE DENSITY = 1 DEVELOPMENT UNIT PER 20 ACRES  
 12216 ACRES / 20 ACRES = 6 UNITS  
**TOTAL ALLOWABLE UNITS FOR THE PROPERTY = 216 UNITS**

**PROPOSED DENSITY:** 216 UNITS  
 216 UNITS / 15719 TOTAL ACRES = 1.37 UNITS PER ACRE  
**OPEN SPACE:**  
 % OF OPEN SPACE = COMMON OPEN AREA + REC AREA OPEN AREA + WETLANDS AND PRESERVATION AREA / PROPERTY AREA  
 776 AC + 1.40 AC + 133.96 AC / 15719 AC = 91.0%

**ENVIRONMENTALLY SENSITIVE AREA**  
 PROVIDED = PRESERVATION AREA, WETLANDS & WETLAND BUFFERS / PROPERTY AREA  
 (133.96 AC / 15719 AC) = 85.2%

**PARKING CALCULATIONS**  
 REQUIRED: (1.5 SPACES PER DU) X 216 UNITS = 324 SPACES  
 PROVIDED: 331 SPACES (225 SPACES UNDER BLDGS. & 106 SPACES OUTSIDE)  
 INCLUDING 18 HANDICAP SPACES UNDER THE BUILDINGS AND 3 HANDICAP SPACES IN FRONT OF BUILDINGS  
 PROVIDED: 1 (10722) HANDICAP SPACES (IN FRONT OF BUILDINGS)

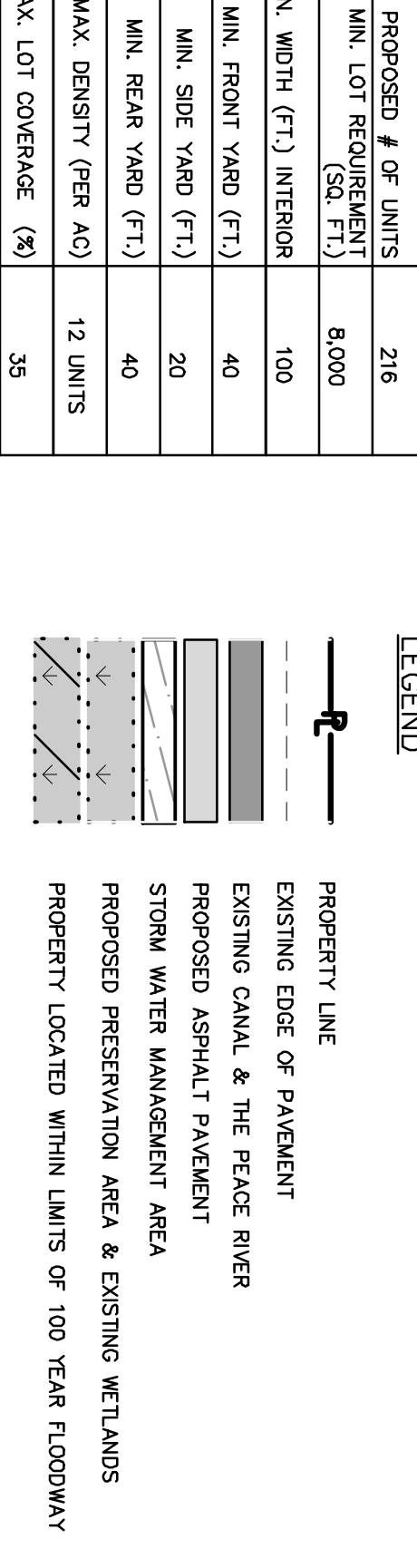
**MULTI FAMILY LODGING SPACES:**  
 REQUIRED: 1 (10722) LODGING SPACES  
 PROVIDED: 2 (10722) LODGING SPACES

**RECREATION AREA:**  
 CLUBHOUSE: 1,200 SF FLOOR SPACE (30 SEATS)  
 REQUIRED PARKING: (1.0 SPACE PER SEAT) (REQUIRE ASSEMBLY) 30 SEATS X 0.5 SPACES = 15 PARKING SPACES REQUIRED  
 PROVIDED: 1,000 SF = 5 LOADING SPACES REQUIRED  
 RESTAURANT: 5,000 SF FLOOR SPACE (30 SEATS)  
 REQUIRED PARKING: (1.0 SPACE PER SEAT) (REQUIRE ASSEMBLY) 30 SEATS X 0.5 SPACES = 15 PARKING SPACES REQUIRED  
 PROVIDED: 1,000 SF = 5 LOADING SPACES REQUIRED  
 PROVIDED: 2 SPACES INCLUDING 1 ADA REQUIRED HANDICAP SPACE

**DEVELOPMENT STANDARDS**

PROPOSED USE	MULTI FAMILY RD ZONING
PROPOSED # OF UNITS	216
MIN. LOT REQUIREMENT (SQ. FT.)	8,000
MIN. WIDTH (FT.) INTERIOR	100
MIN. FRONT YARD (FT.)	40
MIN. SIDE YARD (FT.)	20
MIN. REAR YARD (FT.)	40
MAX. DENSITY (PER AC)	12 UNITS
MAX. LOT COVERAGE (%)	35
BUILDING SEPARATION	SEE NOTE 1
ACCESSORY STRUCTURE SEPARATION	5
MAXIMUM BUILDING HEIGHT (FT.) MULTI FAMILY	70
MAXIMUM BUILDING HEIGHT (FT.) CLUBHOUSE	38
MAXIMUM BUILDING HEIGHT (FT.) BOAT STORAGE	48

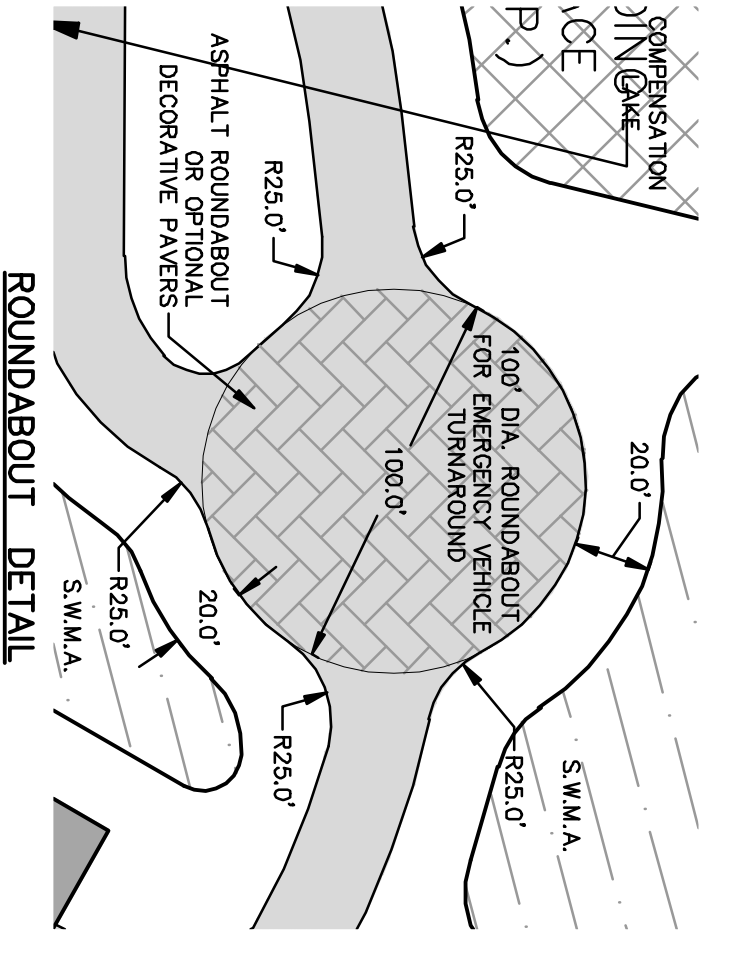
**LEGEND**



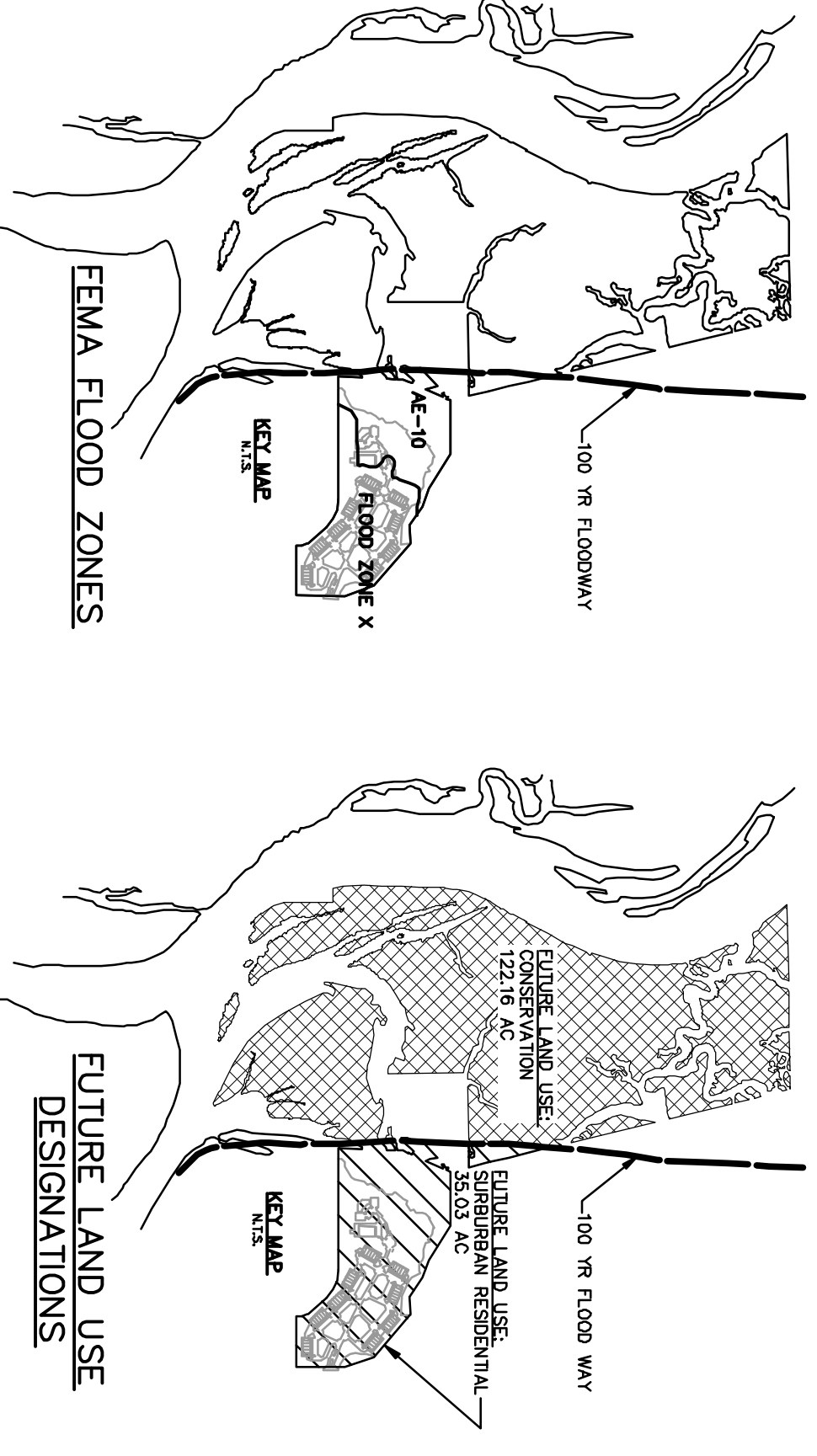
**ABBREVIATIONS**

- AC = ACRES
- S.W.M.A. = STORMWATER MANAGEMENT AREA
- MIN. = MINIMUM
- MAX. = MAXIMUM
- S.F. = SQUARE FOOT
- TYP. = TYPICAL
- BLDG. = BUILDING
- ADA = AMERICANS WITH DISABILITIES ACT

- NOTE:**
- 1) 10' OR WHEN A BUILDING EXCEEDS 25 FEET IN HEIGHT, THE MINIMUM DISTANCE FROM AN ADJACENT BUILDING OR PROPERTY LINE SHALL BE INCREASED BY 2 FEET FOR EACH STORY ABOVE TWO.
  - 2) PROPOSED PROJECT TO BE DEVELOPED IN ACCORDANCE WITH RD ZONING DISTRICT



SCALE: 1"=50'



PREPARED FOR:  
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 SURVEY LICENSE # LB 6690

**DETAILED SITE DEVELOPMENT PLAN**  
**PEACE RIVER PARCEL**  
 DESOTO COUNTY

TOOD R. REBOL	PROJECT	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-1-R)
P.E. LICENSE # 84040	10-18-07	3256	DT-SDP	TRR	1"=100'	4	35-39-23

