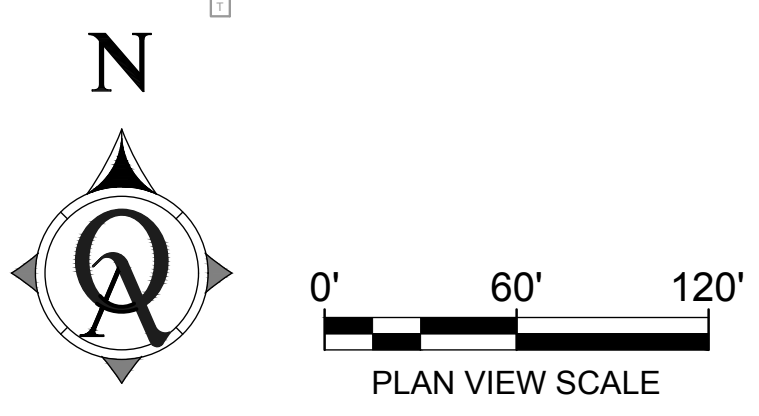
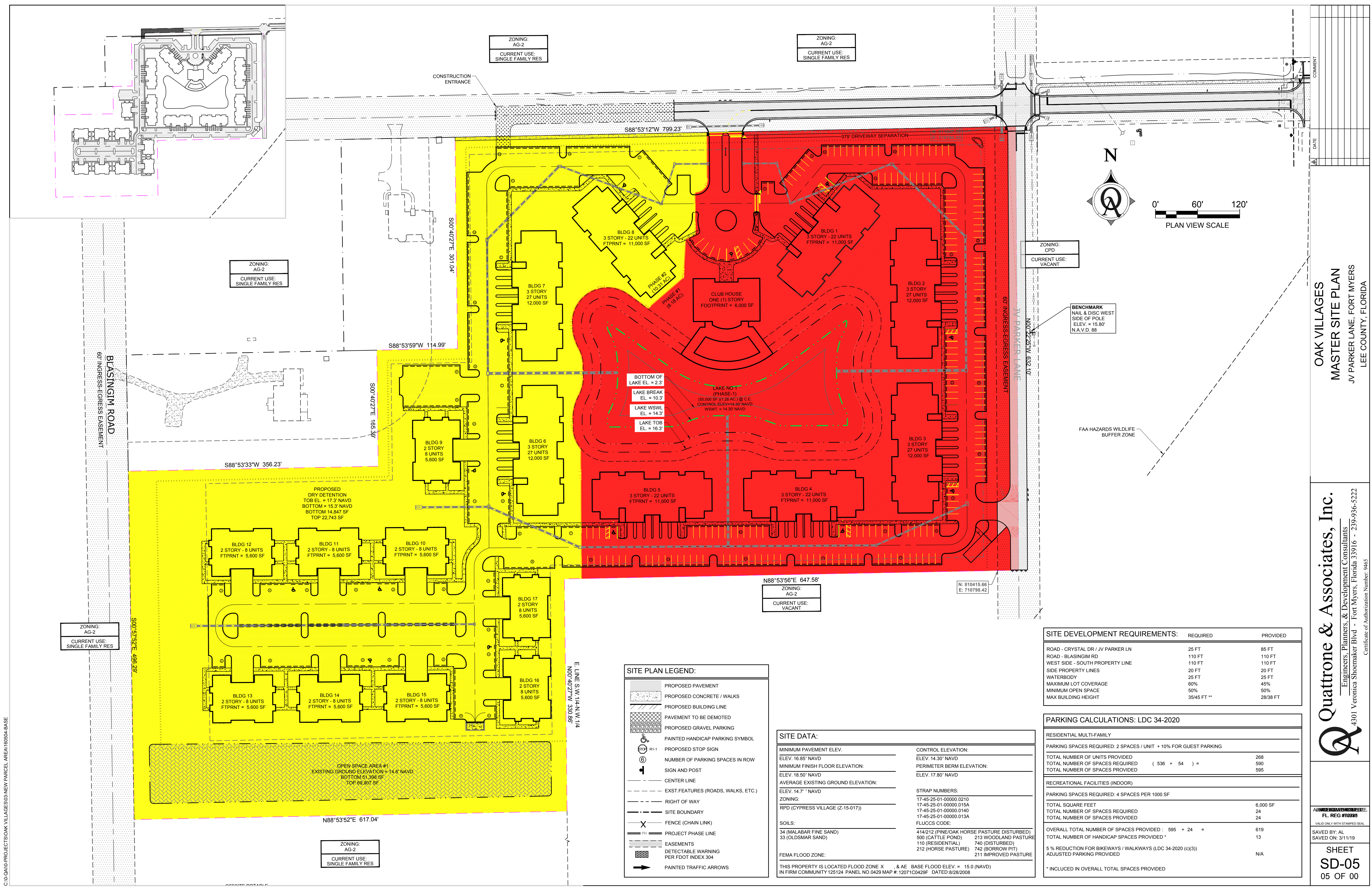


OAK VILLAGES
MASTER SITE PLAN
 JV PARKER LANE, FORT MYERS
 LEE COUNTY, FLORIDA

Quattrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 4301 Veronical Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
 Certificate of Authorization Number: 9465

SHEET
SD-05
 05 OF 00



SITE PLAN LEGEND:

	PROPOSED PAVEMENT
	PROPOSED CONCRETE / WALKS
	PROPOSED BUILDING LINE
	PAVEMENT TO BE DEMOTED
	PROPOSED GRAVEL PARKING
	PAINTED HANDICAP PARKING SYMBOL
	PROPOSED STOP SIGN
	NUMBER OF PARKING SPACES IN ROW
	SIGN AND POST
	CENTER LINE
	EXST FEATURES (ROADS, WALKS, ETC.)
	RIGHT OF WAY
	SITE BOUNDARY
	FENCE (CHAIN LINK)
	PROJECT PHASE LINE
	EASEMENTS
	DETECTABLE WARNING PER FDOT INDEX 304
	PAINTED TRAFFIC ARROWS

SITE DATA:

MINIMUM PAVEMENT ELEV.	CONTROL ELEVATION:
ELEV. 16.85' NAVD	ELEV. 14.30' NAVD
MINIMUM FINISH FLOOR ELEVATION:	PERIMETER BERM ELEVATION:
ELEV. 18.50' NAVD	ELEV. 17.80' NAVD
AVERAGE EXISTING GROUND ELEVATION:	STRAP NUMBERS:
ELEV. 14.7' NAVD	17-45-25-01-00000.0210
ZONING:	17-45-25-01-00000.015A
RPD (CYPRESS VILLAGE (Z-15-017))	17-45-25-01-00000.0140
SOILS:	17-45-25-01-00000.013A
34 (MALABAR FINE SAND)	414/212 (PINE/OAK HORSE PASTURE DISTURBED)
33 (OLDSMAR SAND)	500 (CATTLE POND)
	213 (WOODLAND PASTURE)
	110 (RESIDENTIAL)
	740 (DISTURBED)
	212 (HORSE PASTURE)
	742 (BORROW PIT)
	211 (IMPROVED PASTURE)
FEMA FLOOD ZONE:	
THIS PROPERTY IS LOCATED FLOOD ZONE X & AE BASE FLOOD ELEV. = 15.0 (NAVD) IN FIRM COMMUNITY 125124 PANEL NO.0429 MAP #: 12071C0429F DATED:8/28/2008	

SITE DEVELOPMENT REQUIREMENTS:

REQUIRED	PROVIDED	
ROAD - CRYSTAL DR / JV PARKER LN	25 FT	85 FT
ROAD - BLASINGIM RD	110 FT	110 FT
WEST SIDE - SOUTH PROPERTY LINE	110 FT	110 FT
SIDE PROPERTY LINES	20 FT	20 FT
WATERBODY	25 FT	25 FT
MAXIMUM LOT COVERAGE	60%	45%
MINIMUM OPEN SPACE	50%	50%
MAX BUILDING HEIGHT	35/45 FT **	28/38 FT

PARKING CALCULATIONS: LDC 34-2020

RESIDENTIAL MULTI-FAMILY	
PARKING SPACES REQUIRED: 2 SPACES / UNIT + 10% FOR GUEST PARKING	
TOTAL NUMBER OF UNITS PROVIDED	268
TOTAL NUMBER OF SPACES REQUIRED (536 + 54) =	590
TOTAL NUMBER OF SPACES PROVIDED	595

RECREATIONAL FACILITIES (INDOOR)

PARKING SPACES REQUIRED: 4 SPACES PER 1000 SF	
TOTAL SQUARE FEET	6,000 SF
TOTAL NUMBER OF SPACES REQUIRED	24
TOTAL NUMBER OF SPACES PROVIDED	24

OVERALL TOTAL NUMBER OF SPACES PROVIDED: 595 + 24 = 619

TOTAL NUMBER OF HANDICAP SPACES PROVIDED: 13

5% REDUCTION FOR BIKEWAYS / WALKWAYS (LDC 34-2020 (c)(3)) ADJUSTED PARKING PROVIDED: N/A

* INCLUDED IN OVERALL TOTAL SPACES PROVIDED

C:\0-04145-PROJECTS\OAK VILLAGES\03-NEW PARCEL AREA\100504-BA3E