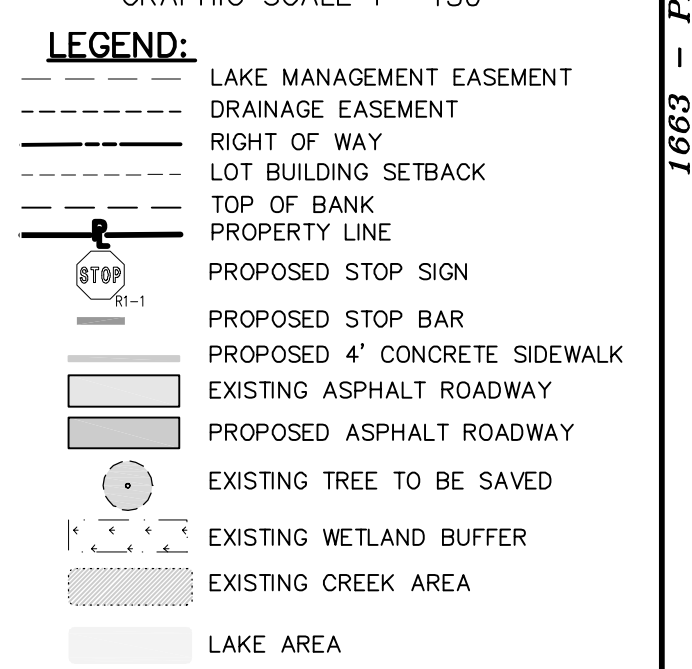
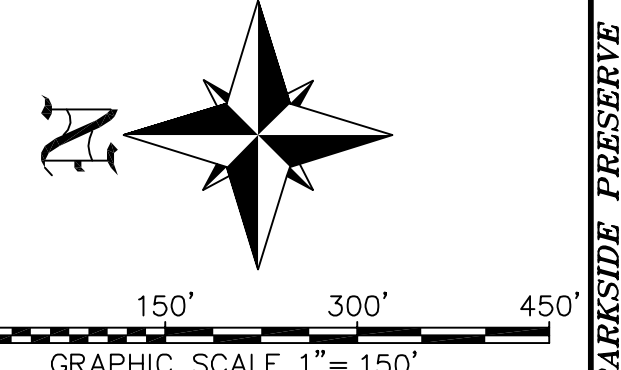


EDISON COMM. COLLEGE
AE ZONING

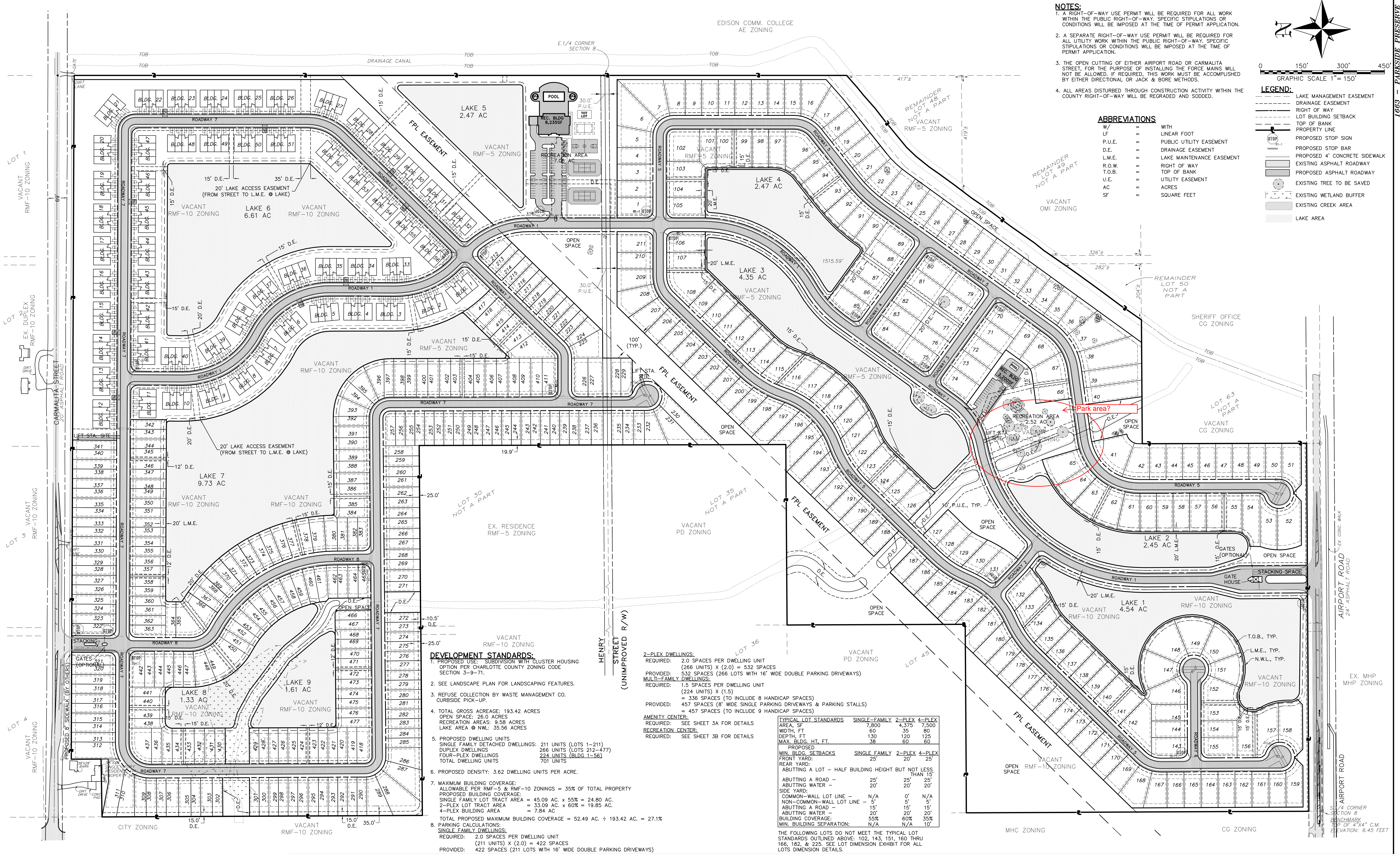
NOTES:

- A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- A SEPARATE RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL UTILITY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- THE OPEN CUTTING OF EITHER AIRPORT ROAD OR CARMALITA STREET, FOR THE PURPOSE OF INSTALLING THE FORCE MAINS WILL NOT BE ALLOWED. IF REQUIRED, THIS WORK MUST BE ACCOMPLISHED BY EITHER DIRECTIONAL OR JACK & BORE METHODS.
- ALL AREAS DISTURBED THROUGH CONSTRUCTION ACTIVITY WITHIN THE COUNTY RIGHT-OF-WAY WILL BE REGRADED AND SODED.



ABBREVIATIONS

- W/ WITH
- LF LINEAR FOOT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- R.O.W. RIGHT OF WAY
- T.O.B. TOP OF BANK
- U.E. UTILITY EASEMENT
- AC ACRES
- SF SQUARE FEET



DEVELOPMENT STANDARDS:

- PROPOSED USE: SUBDIVISION WITH CLUSTER HOUSING OPTION PER CHARLOTTE COUNTY ZONING CODE SECTION 3-9-71.
- SEE LANDSCAPE PLAN FOR LANDSCAPING FEATURES.
- REFUSE COLLECTION BY WASTE MANAGEMENT CO. CURBSIDE PICK-UP.
- TOTAL GROSS AREA: 193.42 ACRES
OPEN SPACE: 26.0 ACRES
RECREATION AREAS: 9.58 ACRES
LAKE AREA @ NWL: 35.56 ACRES
- PROPOSED DWELLING UNITS:
SINGLE FAMILY DETACHED DWELLINGS: 211 UNITS (LOTS 1-211)
DUPLIC DWELLINGS: 266 UNITS (LOTS 212-477)
FOUR-PLEX DWELLINGS: 224 UNITS (BLDG. 1-56)
TOTAL DWELLING UNITS: 701 UNITS
- PROPOSED DENSITY: 3.62 DWELLING UNITS PER ACRE.
- MAXIMUM BUILDING COVERAGE:
ALLOWABLE PER RMF-5 & RMF-10 ZONINGS = 35% OF TOTAL PROPERTY
PROPOSED BUILDING COVERAGE:
SINGLE FAMILY LOT TRACT AREA = 45.09 AC. x 55% = 24.80 AC.
2-PLEX LOT TRACT AREA = 33.09 AC. x 60% = 19.85 AC.
TOTAL PROPOSED MAXIMUM BUILDING COVERAGE = 52.49 AC. ÷ 193.42 AC. = 27.1%
- PARKING CALCULATIONS:
SINGLE FAMILY DWELLINGS:
REQUIRED: 2.0 SPACES PER DWELLING UNIT
(211 UNITS) x (2.0) = 422 SPACES
PROVIDED: 422 SPACES (211 LOTS WITH 16" WIDE DOUBLE PARKING DRIVEWAYS)

2-PLEX DWELLINGS:
REQUIRED: 2.0 SPACES PER DWELLING UNIT
(266 UNITS) x (2.0) = 532 SPACES
PROVIDED: 532 SPACES (266 LOTS WITH 16" WIDE DOUBLE PARKING DRIVEWAYS)

MULTI-FAMILY DWELLINGS:
REQUIRED: 1.5 SPACES PER DWELLING UNIT
(224 UNITS) x (1.5) = 336 SPACES (TO INCLUDE 8 HANDICAP SPACES)
PROVIDED: 457 SPACES (8" WIDE SINGLE PARKING DRIVEWAYS & PARKING STALLS)
= 457 SPACES (TO INCLUDE 9 HANDICAP SPACES)

AMENITY CENTER:
REQUIRED: SEE SHEET 3A FOR DETAILS

RECREATION CENTER:
REQUIRED: SEE SHEET 3B FOR DETAILS

TYPICAL LOT STANDARDS

	SINGLE-FAMILY	2-FLEX	4-FLEX
AREA, SF	7,800	4,375	7,500
WIDTH, FT	60	35	80
DEPTH, FT	130	120	125
MAX. BLDG. HT., FT.	38	60	60

PROPOSED

	SINGLE FAMILY	2-FLEX	4-FLEX
MIN. BLDG. SETBACKS	25'	20'	25'
FRONT YARD:			
REAR YARD:			
ABUTTING A LOT - HALF BUILDING HEIGHT BUT NOT LESS THAN 15'			
ABUTTING A ROAD -	25'	25'	25'
ABUTTING WATER -	20'	20'	20'
SIDE YARD:			
COMMON-WALL LOT LINE -	N/A	0'	N/A
NON-COMMON-WALL LOT LINE -	5'	5'	5'
ABUTTING A ROAD -	15'	15'	15'
ABUTTING WATER -	20'	20'	20'
BUILDING COVERAGE:	55%	60%	35%
MIN. BUILDING SEPARATION:	N/A	N/A	10'

THE FOLLOWING LOTS DO NOT MEET THE TYPICAL LOT STANDARDS OUTLINED ABOVE: 102, 143, 151, 160 THRU 166, 182, & 225. SEE LOT DIMENSION EXHIBIT FOR ALL LOTS DIMENSION DETAILS.

PREPARED FOR:

CARMALITA INVESTMENT, LLC
12800 UNIVERSITY DRIVE
SUITE #275
FT. MYERS, FL 33907

NO.	DATE	REVISION DESCRIPTION	BY
1	10-12-2004	REVISE AS PER CHARLOTTE COUNTY PLANNING AND ZONING COMMENT LETTER - OCT 2004	WEM
2	10-27-2004	REVISE CARMALITA & AIRPORT RD. WIDENING	PRA
3	2-7-05	REVISED CARMALITA STREET ENTRANCE	R.E.
4	3-22-05	ADDED CARMALITA IMPROVEMENTS BY OTHERS	R.E.
5	7-15-05	REVISED PER DRC COMMENTS	DCI

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ CHARLOTTE
12653 SW COUNTY ROAD 769, SUITE B
LAKE SUZY, FLORIDA 34269
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE NUMBER EB-0006469
SURVEY LICENSE NUMBER LB-0006690

**SITE DEVELOPMENT PLAN
PARKSIDE PRESERVE
CHARLOTTE COUNTY, FLORIDA**

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
10-20-04	1663	_SDP	RPA	GAD	RPA	1" = 150'	3	8-41-23

S:\submittal\BANKS\Engineering\DEV PLANS\1663_03_SDP.dwg 8/20/2005 2:31:04 PM David Trepain, L.S.