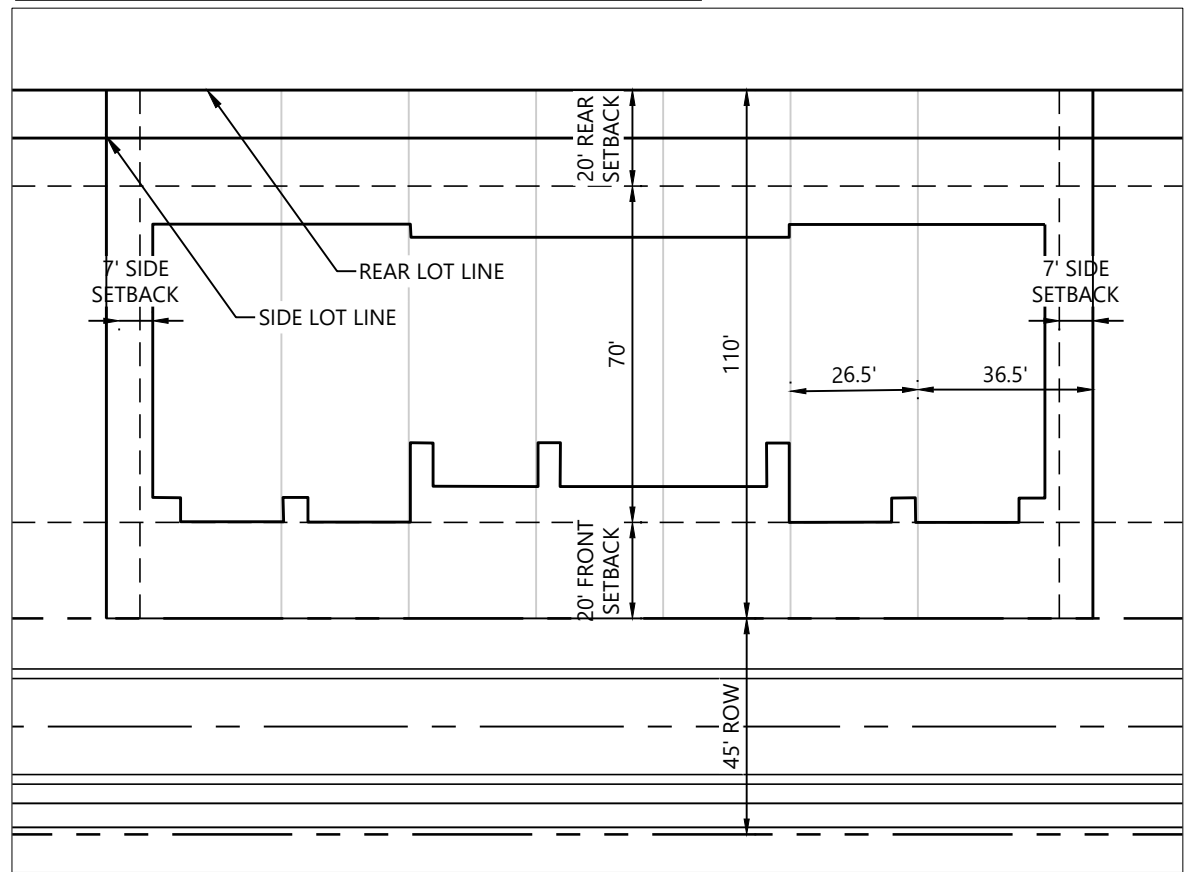


TYPICAL DUPLEX BUILDING DETAIL



TYPICAL TOWNHOME BUILDING DETAIL

DEVELOPMENT STANDARDS	
RM-2	REQUIRED
MIN. LOT SIZE	7,500 OR 2,400/UNIT
MIN. LOT WIDTH	75'
MIN. LOT DEPTH	100'
MIN. SIDE SETBACK	7'
MIN. REAR SETBACK	20'
MIN. STREET SETBACK	20'
MAX HEIGHT	35'
MAX LOT COVERAGE	45%
TFC-2	REQUIRED
MIN. LOT AREA	7,500
MIN. LOT WIDTH	75'
MIN. LOT DEPTH	100'
MIN. SIDE SETBACK	7.5'
MIN. REAR SETBACK	20'
MIN. STREET SETBACK	20'
MAX HEIGHT	35'
MAX LOT COVERAGE	40%

FUTURE LAND USE: SUBURBAN; 6 DU/AC
ZONING: RM-2 (WEST) / TFC-2 (EAST)

OPEN SPACE	
REQUIRED DUPLEX:	NONE WHEN LOTS ARE AT LEAST 7,500 SF
REQUIRED TOWNHOME:	40%
PROVIDED:	~ 49%

PRESERVE REQUIREMENTS	
50% OF REQUIRED OPEN SPACES:	20%
PROVIDED PRESERVE:	0
OR ADMINISTRATIVE DEVIATION	

BUFFERS	
MF ABUTTING SF:	15' TYPE 'B'
MF ABUTTING MF:	NONE
SF (DUPLEX) TO SF:	NONE
RECREATION TO SF:	15' TYPE 'C' W/ WALL OR 30' TYPE 'F'
REC TO R.O.W.:	15' TYPE 'D'

NOTES:
IF ROADS, DRIVES OR PARKING LOTS ASSOCIATED WITH RESIDENTIAL SUBDIVISIONS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING SINGLE-FAMILY RESIDENTIAL SUBDIVISION OR RESIDENTIAL LOTS, A SOLID WALL OR COMBINATION BERM AND SOLID WALL NOT LESS THAN 8 FEET HIGH MUST BE CONSTRUCTED NOT LESS THAN 25 FEET FROM THE ABUTTING PROPERTY AND LANDSCAPED (BETWEEN WALL AND ABUTTING PROPERTY) OR A30 FOOT WIDE TYPE 'F' BUFFER WITH THE HEDGE PLANTED A MIN OF 20 FEET FROM THE ABUTTING PROPERTY. WHERE RESIDENCES WILL BE CONSTRUCTED BETWEEN THE ROAD, DRIVE, OR PARKING AREA AND THE EXISTING RESIDENTIAL SUBDIVISION OR LOTS, THE WALL OR WALL AND BERM COMBINATION ARE NOT REQUIRED.
* LOTS TO BE REMOVED IF UTILIZING ALTERNATE SITE PLAN
THIS SITE PLAN IS CONCEPTUAL IN NATURE AND INTENDED FOR PLANNING PURPOSES ONLY. THE OVERALL CONFIGURATION, DENSITY AND OR INTENSITY DEPICTED MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL, AND/OR REGULATORY REQUIREMENTS.

0100200400

DATE

DRAWN

REVISION

#

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ENGINEERING

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CLIENT: EQUISHARES

PROJECT: RIVER BEND

TITLE: CONCEPTUAL SITE PLAN #11

DATE: MAR_2022

DESIGNED: RWA

SEC: 31

TWP: 43S

REG: 25E

DRAWN: DLP

PROJECT NO: 190056.05.00

SHEET NUMBER: 1 OF 1