PROPERTY INFORMATION

PARCEL NUMBER:	2-29-43-17-A00-0016.0000
SITE ADDRESS:	615 WEST COWBOY WAY, LABELLE, FL 33935
PROPERTY AREA:	9.35 ACRES
EXISTING ZONING:	R-3 / B-1
PROPOSED ZONING:	PUD
EXISTING FUTURE LAND USE:	COMMERCIAL & RESIDENTIAL
PROPOSED FUTURE LAND USE:	OUTLYING MIXED USE
EXISTING USE:	VACANT
PROPOSED USE:	MULTIFAMILY/COMMERCIAL
FEMA PANEL NUMBER:	12051C0177D [DATED 07/06/2015]
FEMA FLOOD ZONE:	ZONE AE [BFE EL. 17] AND ZONE X

PUD MASTER PLAN NOTES

1. MASTER CONCEPT PLAN BASED ON SURVEY OF PARCEL PROVIDED BY H.L. BENNETT RECEIVED 04/15/2020.
2. DETAILED SITE DESIGN SHALL COMPLY WITH CITY OF LABELLE TRAFFIC, UTILITIES, AND FIRE PERMIT REQUIREMENTS. THIS WILL BE ADDRESSED DURING THE SITE DEVELOPMENT PLAN (SDP) PROCESS WITH THE CITY OF LABELLE.
3. DETAILED SITE DESIGN SHALL COMPLY WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SURFACE WATER MANAGEMENT AND ENVIRONMENTAL REGULATIONS. THIS WILL BE ADDRESSED DURING THE ENVIRONMENTAL RESOURCE PERMITTING PROCESS WITH SFWMD.
4. THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
5. FLOODING IS NOT ANTICIPATED AS A RESULT OF THE DEVELOPMENT PROPOSED IN THIS PLAN.
6. THE ONSITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS. IT IS RECOMMENDED THAT DEVELOPER OBTAIN A GEOTECHNICAL EXPLORATION AND ENVIRONMENTAL ASSESSMENT OF THE PROPERTY TO CONFIRM THIS.

PROPERTY DEVELOPMENT REGULATIONS

MAXIMUM DENSITY:	10 UNITS PER ACRE
MAXIMUM NO. OF UNITS:	9.35 ACRES * 10 UNITS/ACRE = 93 UNITS
MAXIMUM COMMERCIAL AREA:	5000 SF
MINIMUM BUILDING SETBACKS:	25 FEET [FRONT] 15 FEET [SIDE] 20 FEET [REAR] 5 FEET [ACCESSORY]
MAXIMUM BUILDING COVERAGE:	40%
BUILDING COVERAGE PROVIDED:	18%
MAXIMUM BUILDING HEIGHT:	45 FEET
MINIMUM BUILDING SEPARATION:	20 FEET
BUILDING SEPARATION PROVIDED:	20 FEET

LEGEND

LANDSCAPE BUFFERS

OAK X" — EXISTING TREES (SIZES INDICATED)

OPEN SPACE & LANDSCAPE BUFFERS

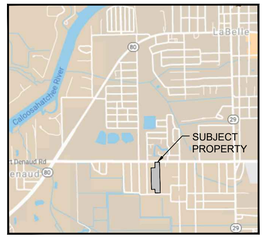
MINIMUM OPEN SPACE:	30%
OPEN SPACE PROVIDED:	40%
MINIMUM LANDSCAPE BUFFERS:	NONE REQUIRED
LANDSCAPE BUFFERS PROVIDED:	EAST SIDE [COMMERCIAL]: 5' WIDE WITH TYPE B PLANTINGS EAST SIDE [RESIDENTIAL]: 5' WIDE WITH 8 MEDIUM OR 16 LARGE SHRUBS AND 6-FOOT HIGH FENCE/WALL NORTH AND SOUTH STREET FRONTAGES: CONSISTENT WITH STREETSCAPE LANDSCAPING LDC, APPENDIX B, SECTION 4-80-10

PARKING REQUIREMENTS

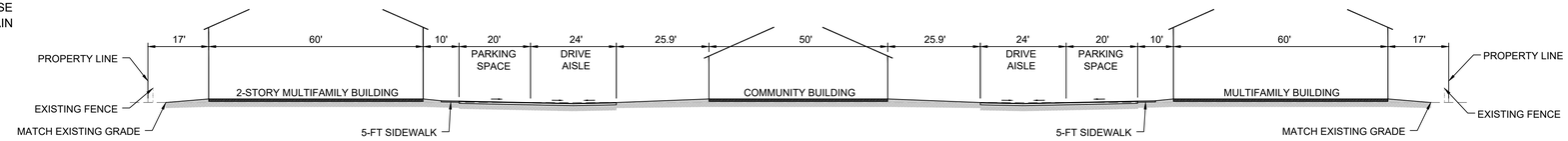
PARKING REQUIRED:	MULTIFAMILY: 2.0 SPACES PER UNIT	
	COMMERCIAL: 1 SPACE / 200 SF	
	[MF]: 2.0 SP/UNIT * 93 UNITS	= 186 SPACES
	[COMM]: 1 SP / 200 SF * 4800 SF	= 24 SPACES
	TOTAL REQUIRED	= 210 SPACES
PARKING PROVIDED:	MULTIFAMILY	= 187 SPACES
	COMMERCIAL	= 28 SPACES
	TOTAL PROVIDED	= 215 SPACES
	(INCLUDES 8 ACCESSIBLE PARKING SPACES)	

PUD LAND USE SUMMARY

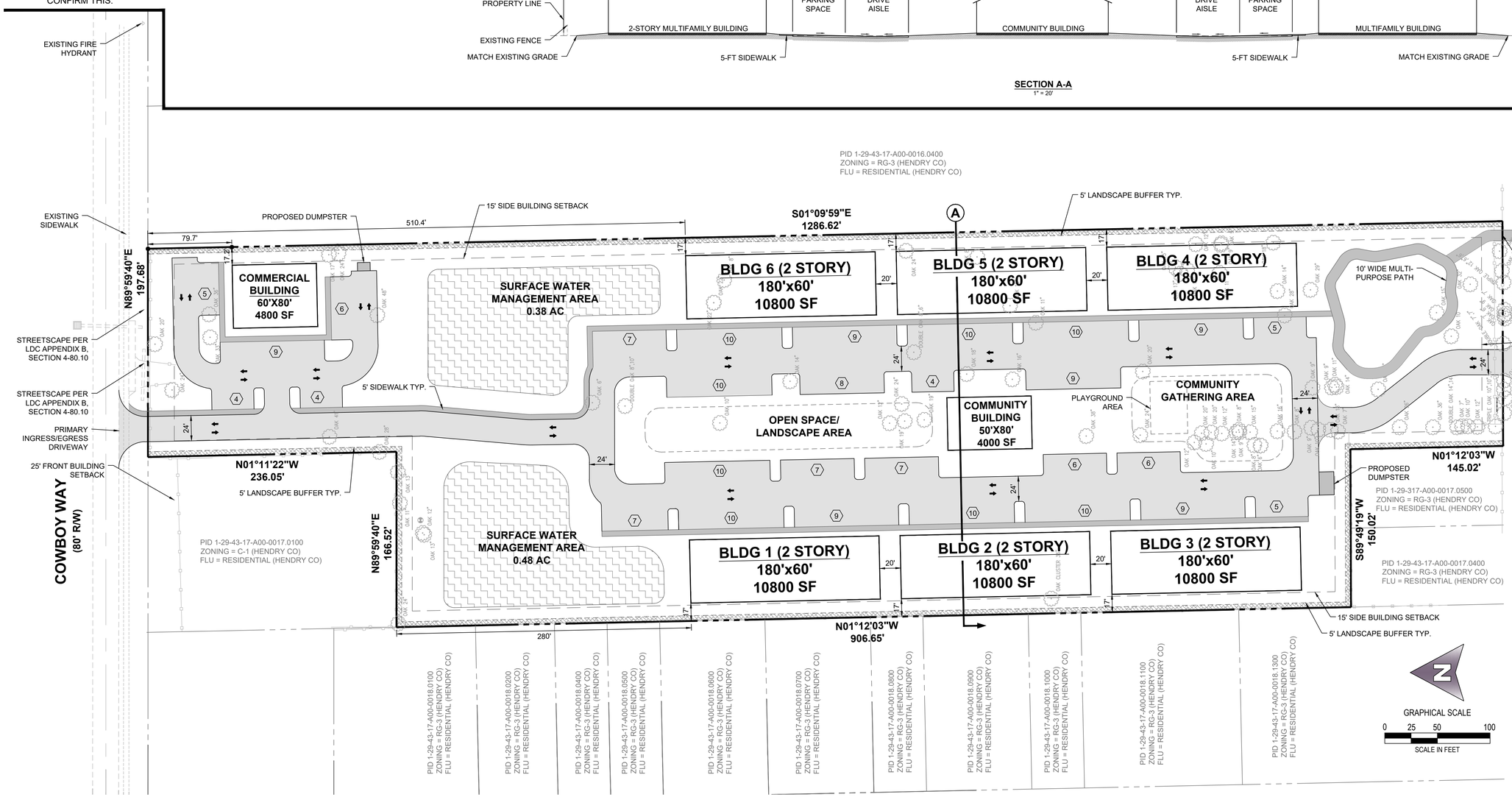
LAND USE	AREA	%
BUILDING	1.69 AC	18.1%
PAVEMENT/SIDEWALK	2.53 AC	27.1%
WATER MANGEMENT AREAS	0.86 AC	9.2%
GREEN AREA	4.27 AC	45.6%
TOTAL	9.35 AC	100.0%



VICINITY MAP
1"=3000'



SECTION A-A
1" = 20'



SITE PLAN IS SUBJECT TO CHANGE AT TIME OF DEVELOPMENT ORDER AND PERMIT REVIEW TO ACCOMMODATE FOR SITE CONDITIONS, AND LOCAL/STATE ENGINEERING REQUIREMENTS

PATRIOT ENGINEERING COMPANY
780 5th AVE S. | SUITE 200
NAPLES, FLORIDA 34102
PHONE: (239) 308-4750 FAX: (239) 308-4750
WWW.PATRIOTENGINEERINGCOMPANY.COM
FL EBR# 37157

PROJECT: LABELLE RIVERSIDE PUD (REZONING REQUEST)

SHEET: PUD MASTER CONCEPT PLAN

#	DATE	REVISIONS

DRAWN BY : VC

TEAM: VC/TJE/DL

SCALE: 1" = 50'

NORTH:

PROJECT #: 27-250925B

SHEET: 1