

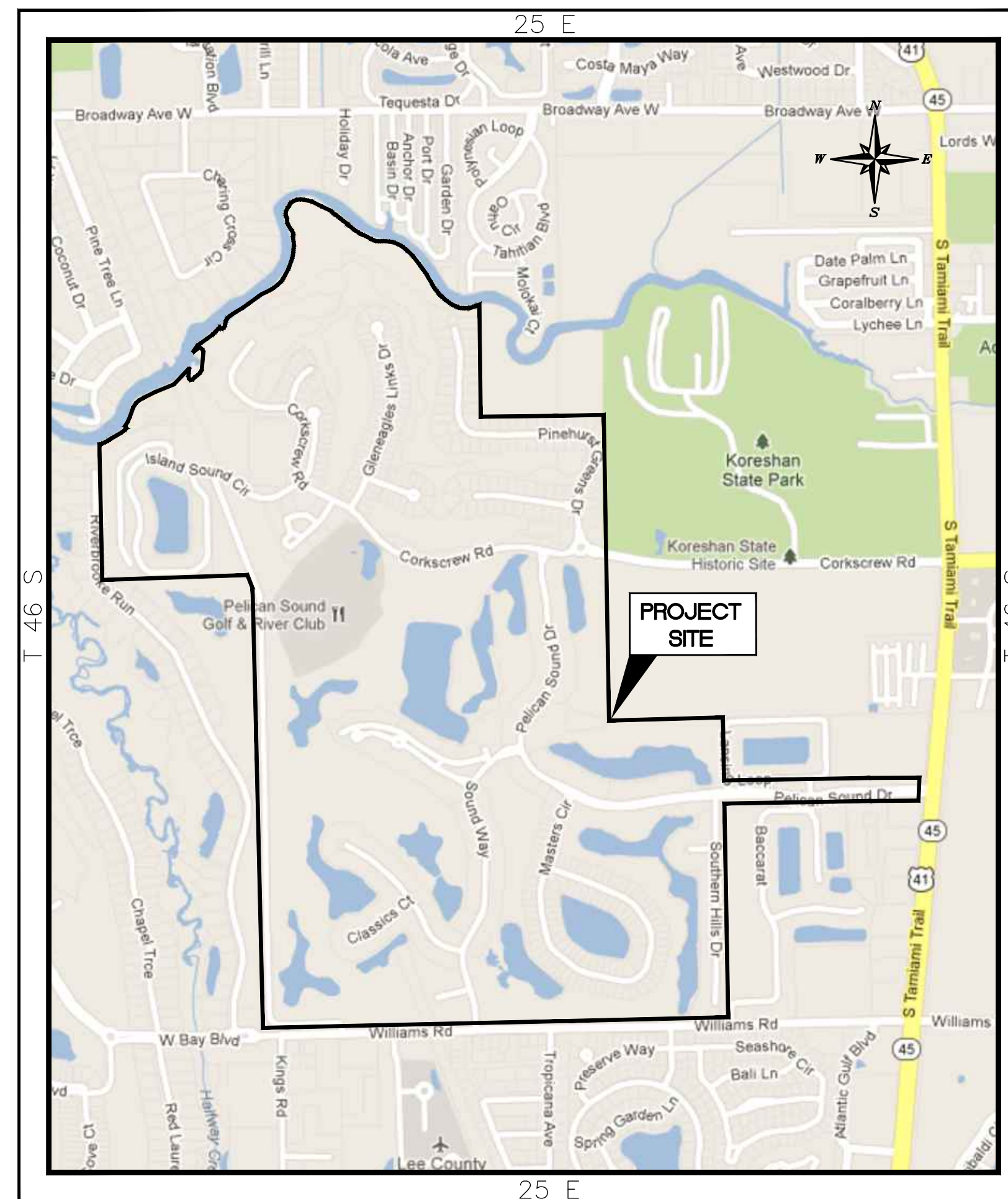
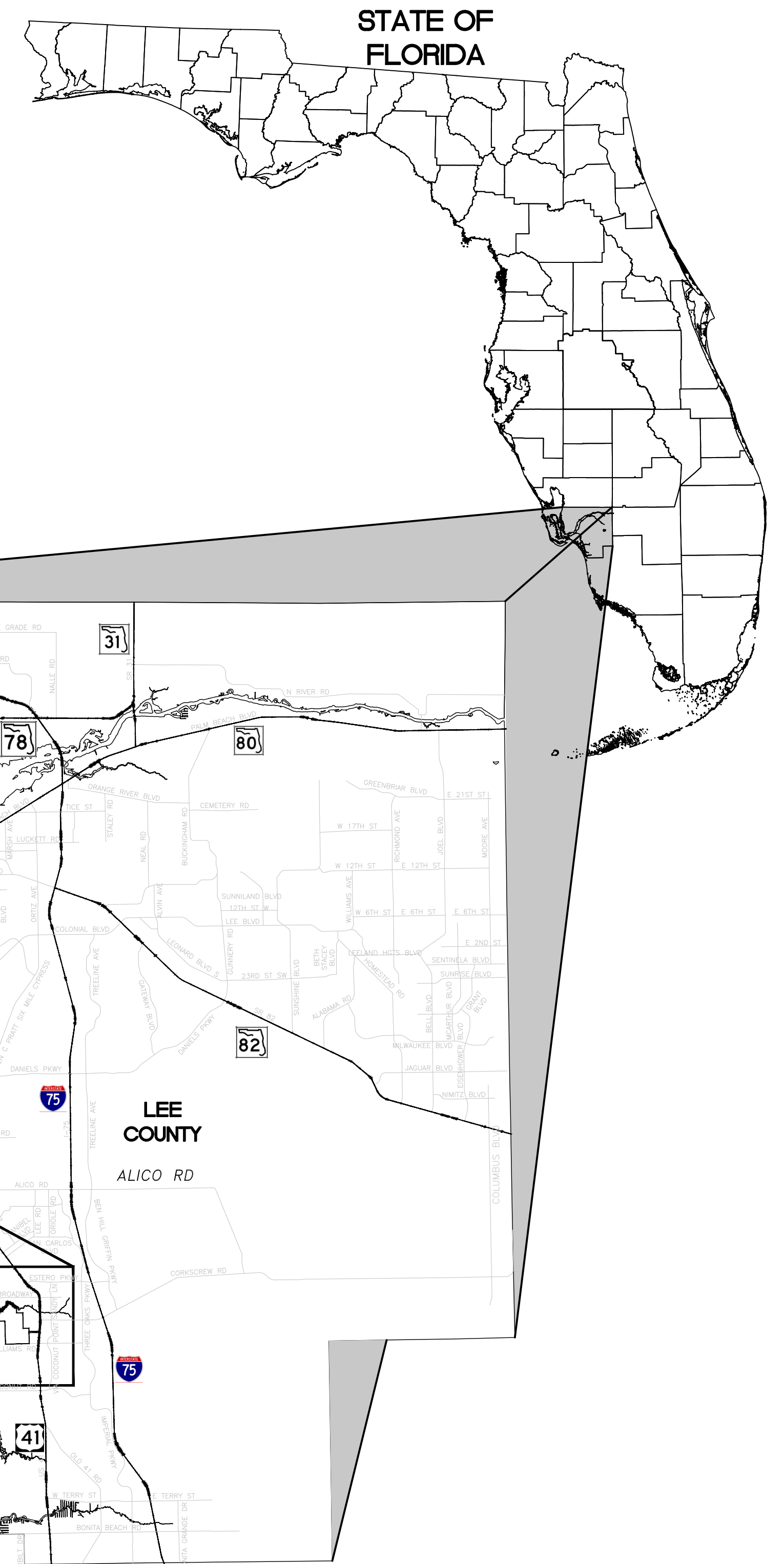
Pelican Sound

Golf & River Club

RPD

PART OF SECTION 29,32 E TOWNSHIP 46 S, RANGE 25 E,
LEE COUNTY, FLORIDA

PREPARED FOR:
PELICAN SOUND GOLF AND RIVER CLUB, INC.
4561 PELICAN SOUND BLVD. ESTERO, FLORIDA 33928
(239) 948-5230



LOCATION MAP

CONTENTS

- SHEET 1 COVER SHEET
- SHEET 2 MASTER CONCEPT PLAN
- SHEET 3 DETAILS
- SHEET 4 INDIGENOUS PRESERVE PLAN
- SHEET 5 ADDITIONAL DETAILS

REV #	REVISION	DATE	BY	CHECKED
1	CLARIFY LAND USE ACREAGES	03/13	P.T.N.	P.V.
2	CHANGES PER STAFF COMMENTS (DATED 11/16/12)	12/12	J.P.	P.V.
3	CHANGES PER FIRST SUFFICIENCY LETTER (DATED 08/21/12)	10/12	J.P.	P.V.

R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663



• Planning • Visualization
• Civil Engineering • Surveying & Mapping

6610 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578



LEGEND

- PRESERVE
- WATER RETENTION
- DEVELOPMENT TRACT
- PARCEL BOUNDARY PER Z95-077 APPROVAL
- ROAD WAY CENTERLINE

LAND USE SUMMARY

RC&RP - RIVER CLUB AND RIVER PARK	9.82 AC
GC&A - GOLF CLUBHOUSE AND AMENITIES	12.14 AC
GC - GOLF COURSE	266.39 AC
R - RESIDENTIAL	172.40 AC
GM&SA - GOLF MAINTENANCE AND STORAGE AREA	5.60 AC
P - PRESERVE	95.45 AC
TOTAL PROJECT AREA	561.80 AC

NOTE: WITH THE EXCEPTION OF OPEN SPACE AND INDIGENOUS PRESERVE AREAS PROVIDED, ACREAGES ON THE LAND USE SUMMARIES ARE APPROXIMATE AND WILL BE DEFINED AT TIME OF LOCAL DEVELOPMENT ORDER.

OPEN SPACE & INDIGENOUS PRESERVE

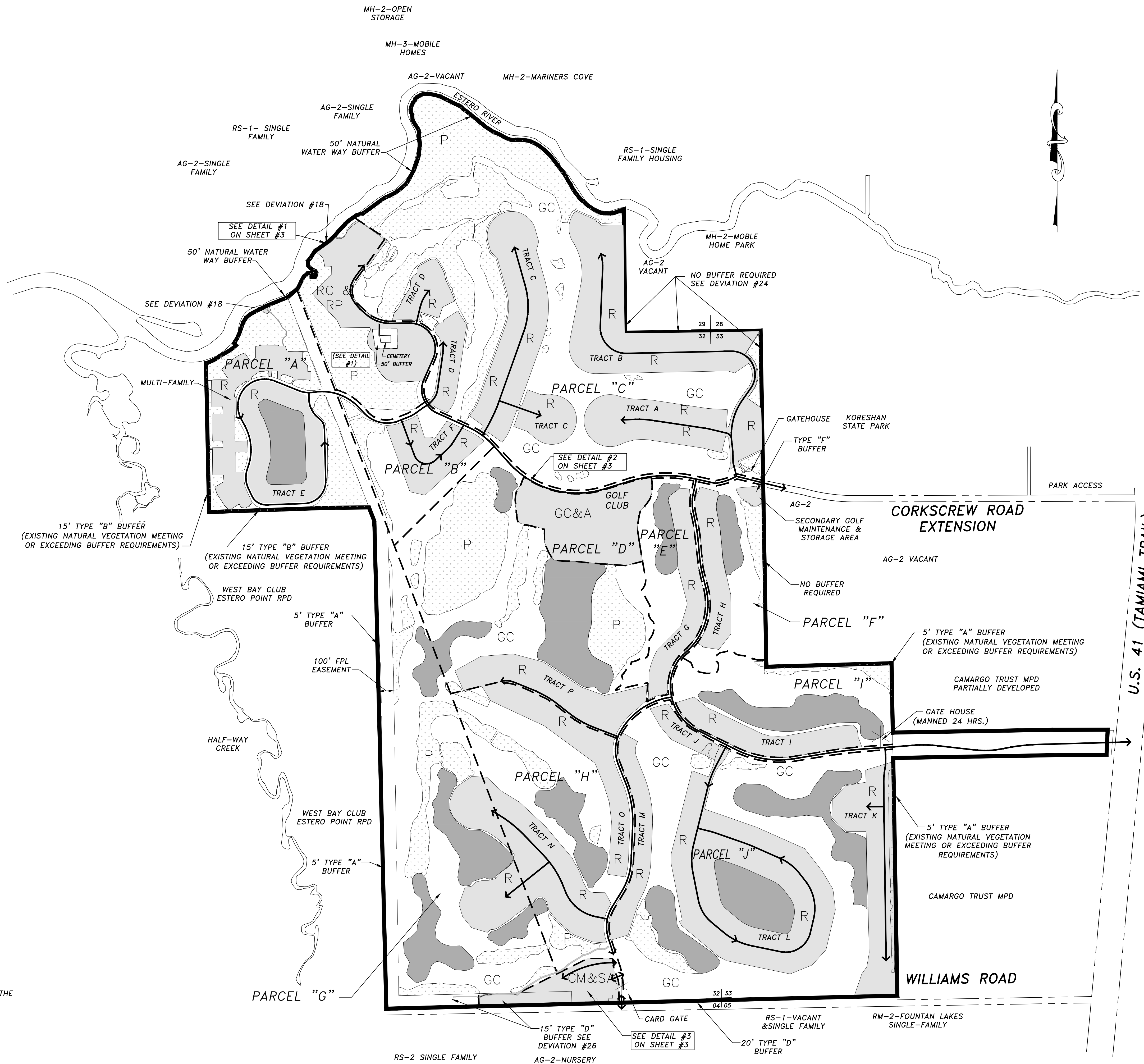
RPD OPEN SPACE	40% REQUIRED 183.42 AC	* PROVIDED 366.76 AC
INDIGENOUS PRESERVE	50% OF REQ. OPEN SPACE 91.71 AC	PROVIDED 102.18 AC WITH CREDITS

*NOTE: SEE SHEET 4 OF THIS MASTER CONCEPT PLAN SET FOR OPEN SPACE AND INDIGENOUS PRESERVE CALCULATIONS, AND FOR A SPECIFIC DEPICTION OF HOW PRESERVE REQUIREMENTS ARE MET.

NOTES

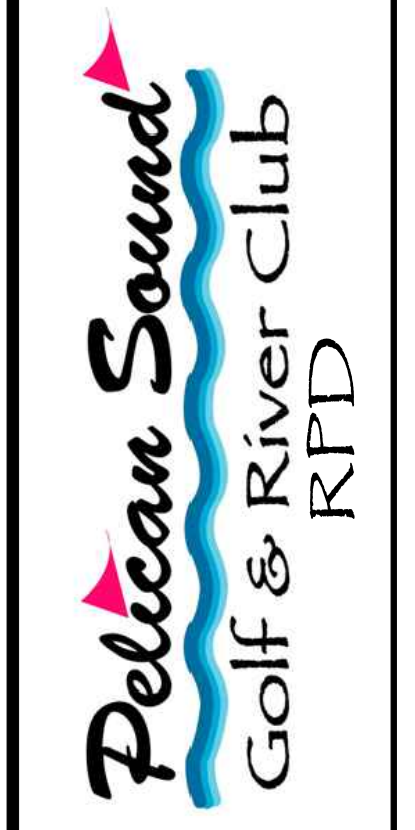
- THE DESIGN, LOCATION, AND CONFIGURATION OF THE LAND IMPROVEMENTS, LAKES, AND/OR ENTRY POINTS SHALL BE DEFINED AT DEVELOPMENT ORDER AND PLAT APPROVAL.
- DWELLING UNIT COUNT

SINGLE-FAMILY	590
TOWN HOUSE, DUPLEX, TWO-FAMILY, MULTI-FAMILY, ZERO LOT LINE UNITS	890
TOTAL D.U.	1480
- DEVIATIONS 1,3,4,5,6,7,9,10,14,15,16,19,20,21,22,23,25 HAVE BEEN UTILIZED THROUGHOUT THE PLANNED DEVELOPMENT. SITE SPECIFIC DEVIATIONS ARE NOTED ON THE MASTER CONCEPT PLAN. SEE ZONING RESOLUTION FOR LIST OF DEVIATIONS.



DATE	JULY, 2012	SCALE	1" = 400'
PROJECT NO.	970188.01.09	DRAWN	J.P.
FILE NO.	9701880109P02	CHECKED	P.V.
SHEET NUMBER	2	OF	5

PROJECT: PELICAN SOUND GOLF & RIVER CLUB, INC.
 MASTER CONCEPT PLAN

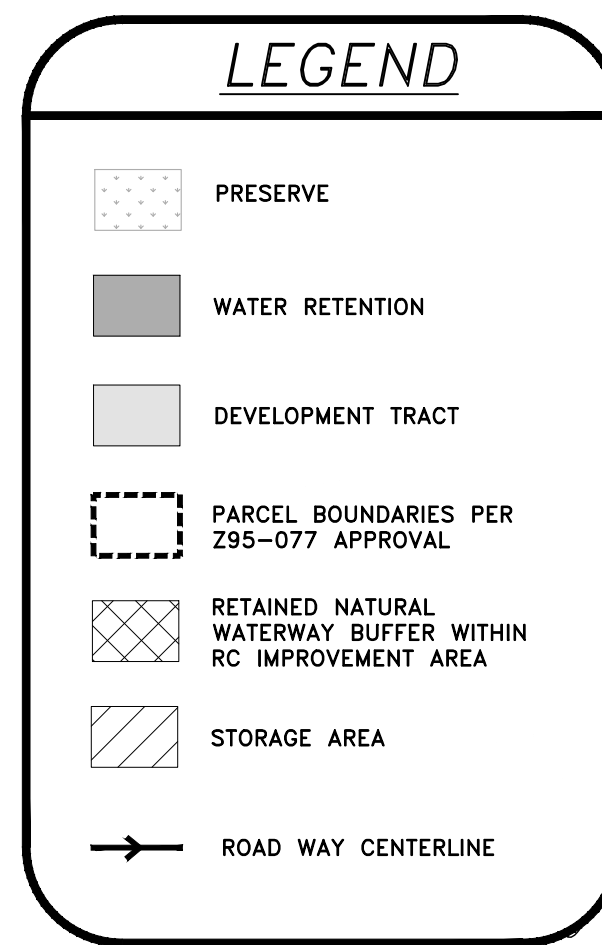
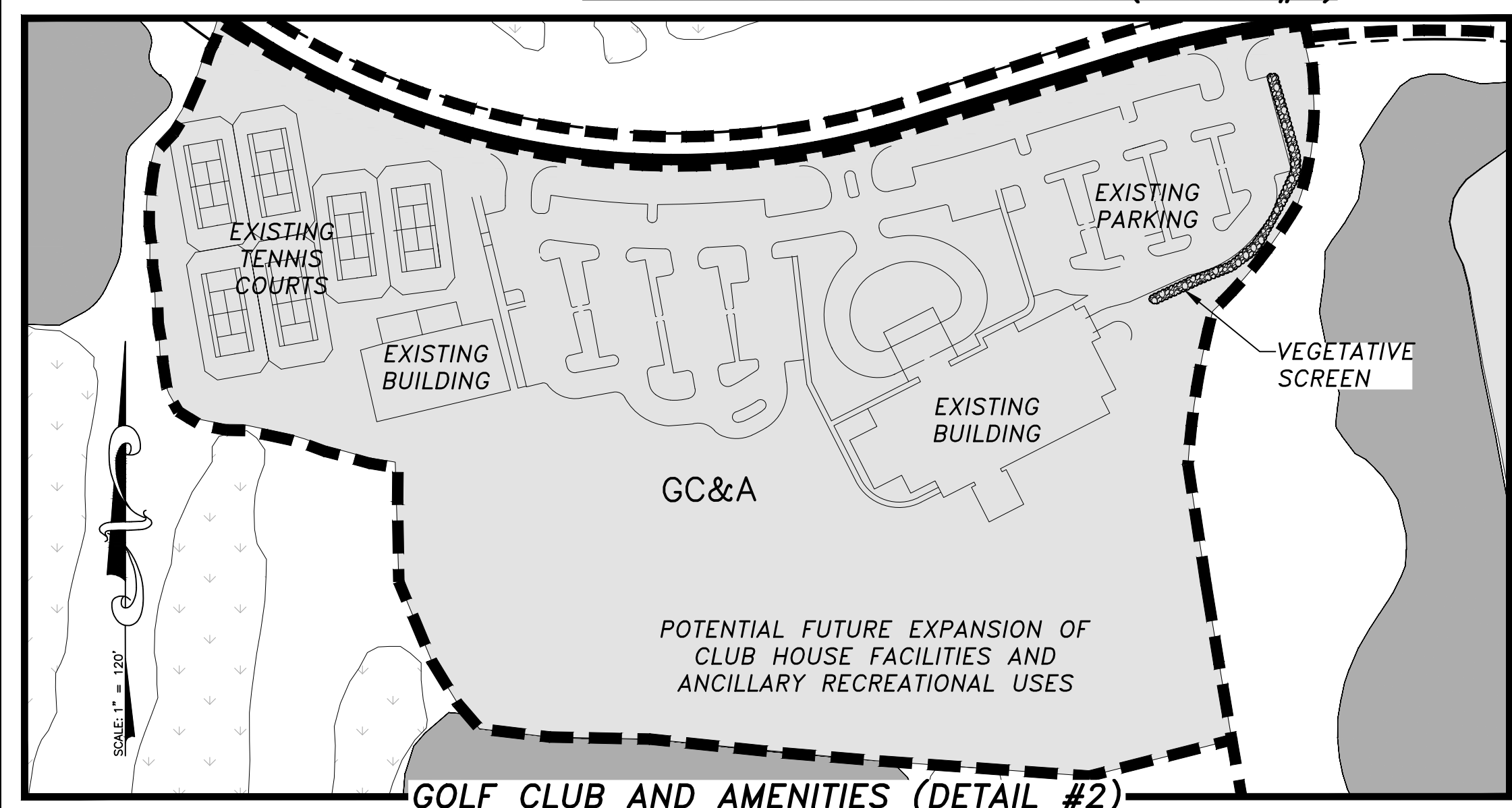
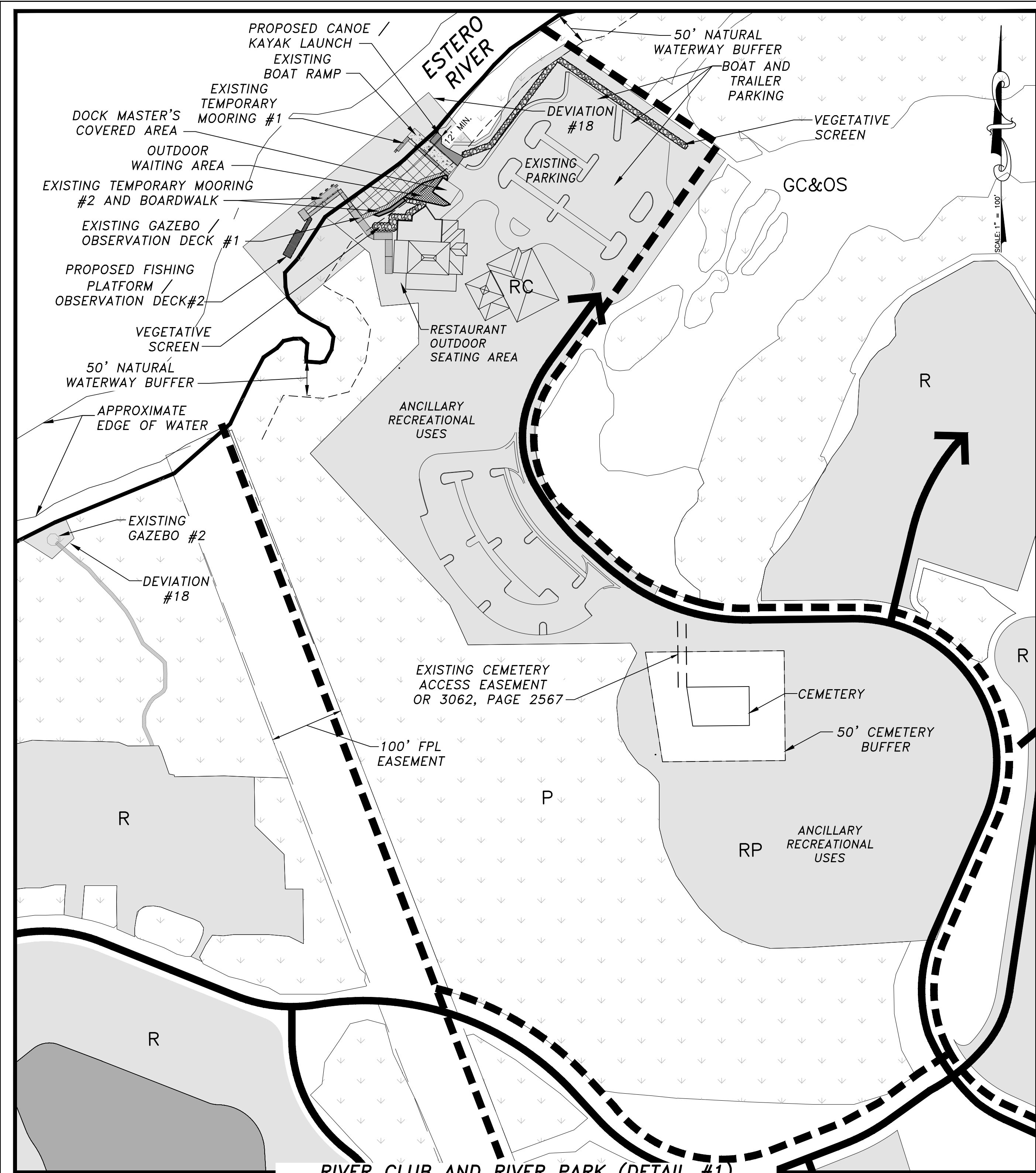


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RWA CONSULTING

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Civil Engineering & Mapping

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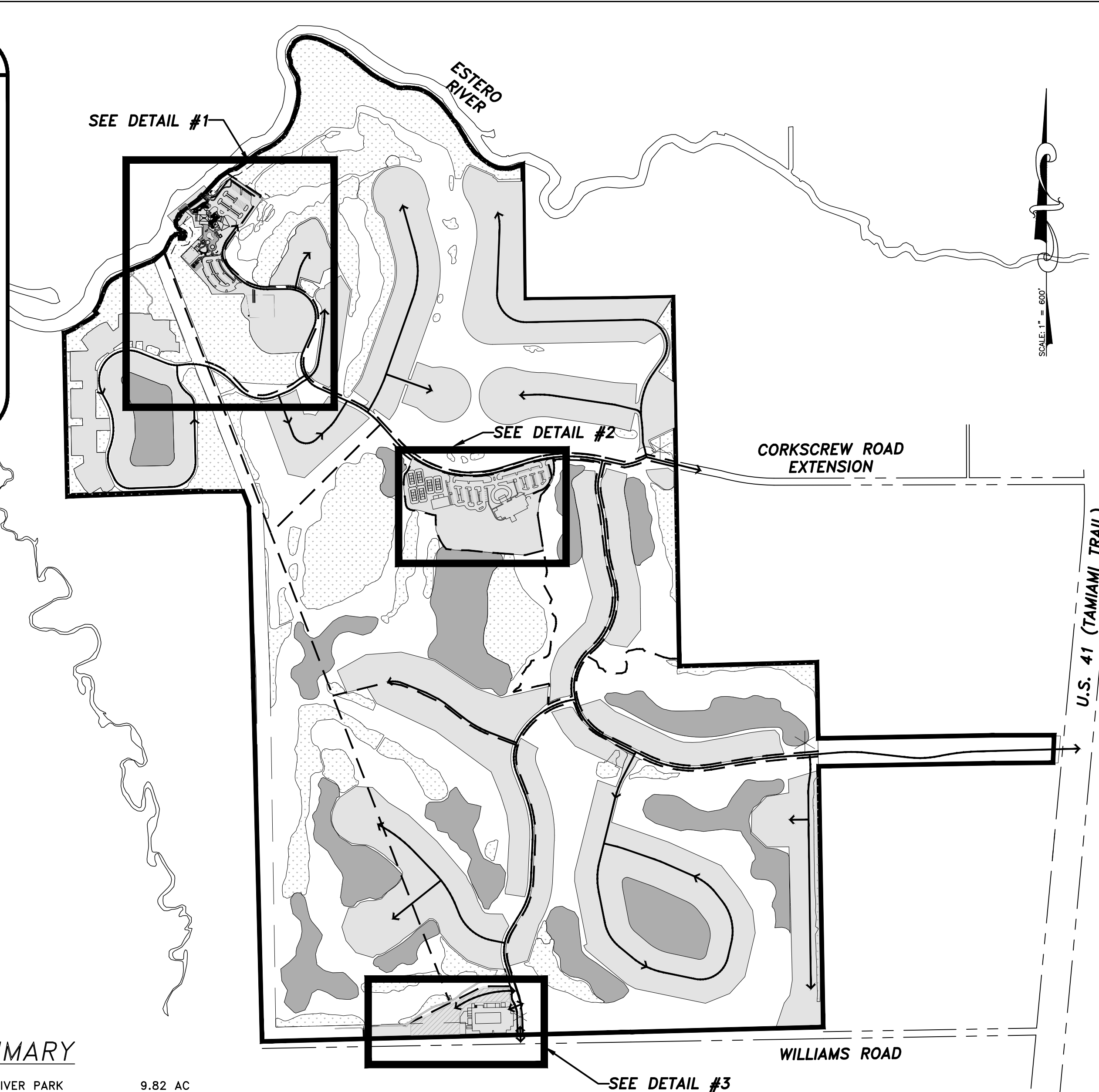
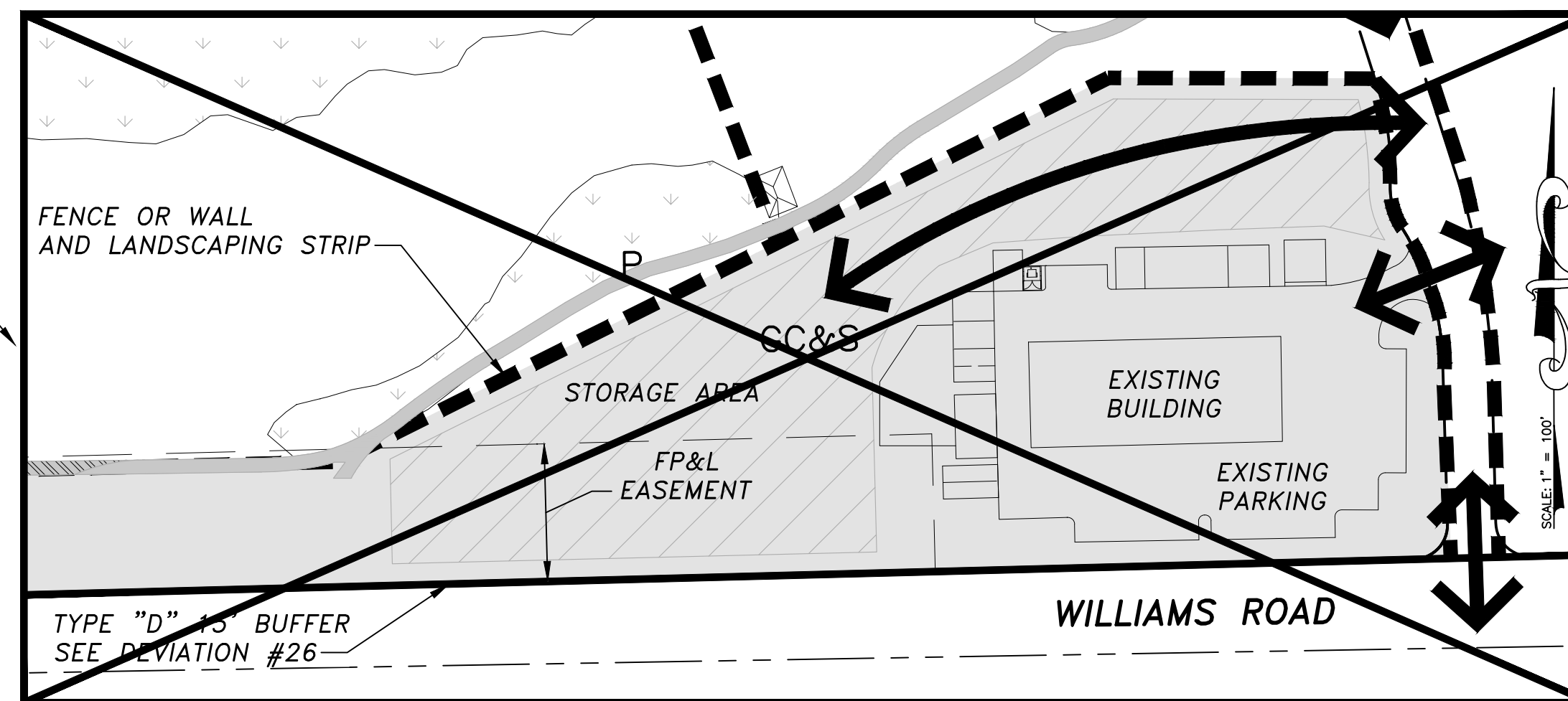


LAND USE SUMMARY

RC&RP	- RIVER CLUB AND RIVER PARK	9.82 AC
GC&A	- GOLF CLUBHOUSE AND AMENITIES	12.14 AC
GC	- GOLF COURSE	266.39 AC
R	- RESIDENTIAL	172.40 AC
GM&SA	- GOLF MAINTENANCE AND STORAGE AREA	5.60 AC
P	- PRESERVE	95.45 AC
TOTAL PROJECT AREA		561.80 AC

NOTE: WITH THE EXCEPTION OF OPEN SPACE AND INDIGENOUS PRESERVE AREAS PROVIDED, ACRES ON THE LAND USE SUMMARIES ARE APPROXIMATE AND WILL BE DEFINED AT TIME OF LOCAL DEVELOPMENT ORDER.

SEE SHEET 5 OF 5 FOR AMENDMENT TO GOLF MAINTENANCE AND STORAGE AREA



APR 5, 2012 2:02 PM K:\1997\070188\0109 Pelican Sound RFD Amendment\0204 RFD Amendment Prop\VCY\REV_04\070188\0109\03.dwg

CLARIFY LAND USE ACRES	PLN.	P.V.	03/13
CHANGES PER STAFF COMMENTS (DATED 11/16/12)	J.P.	P.V.	12/12
CHANGES PER FIRST SUFFICIENCY LETTER (DATED 08/21/12)	J.P.	P.V.	10/12

DATE: JULY, 2012	CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.	TITLE: DETAILS
PROJECT NO.: 970188.01.09	SCALE: AS SHOWN	
FILE NO.: 9701880109P03	DRAWN: J.P.	
SHEET NUMBER: 3	CHECKED: P.V.	
3	OF	5

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Pelican Sound
Golf & River Club
RFD

OPEN SPACE / INDIGENOUS CALCULATIONS (IN ACRES)

561.80	TOTAL ACREAGE
-13.81	EXCLUDE 100 FOOTWIDE FPL EASEMENT
-7.94	EXCLUDE 200 FOOTWIDE RIGHT-OF-WAY
-29.54	EXCLUDE SF EXEC THE MASTERS
-16.50	EXCLUDE SF EXEC GLEN EAGLES
-6.22	EXCLUDE SF ESTATE PINEHURST

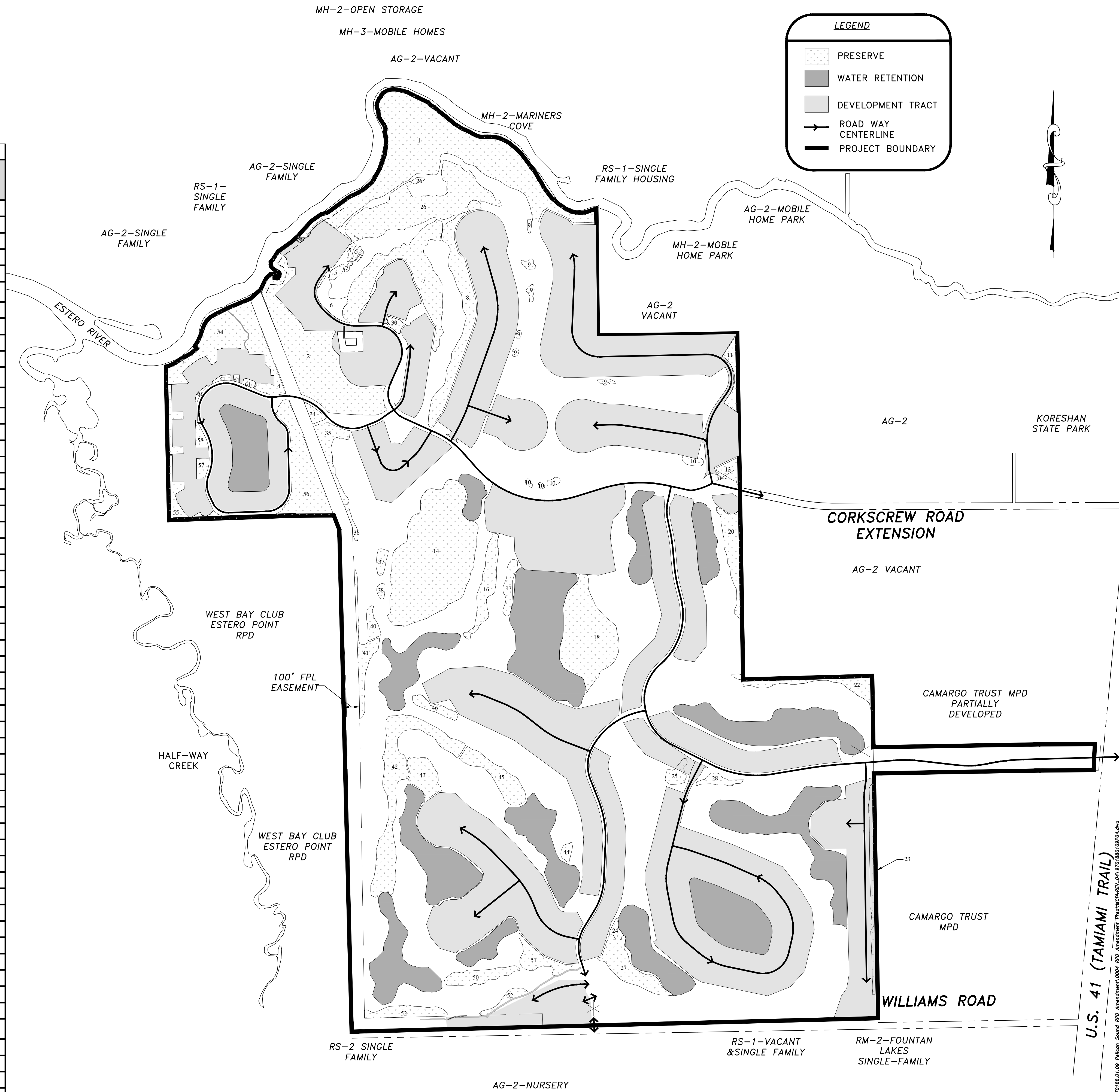
458.55 TOTAL ACREAGE SUBJECT TO OPEN SPACE REQUIREMENTS

183.42 40% REQUIRED OPEN SPACE
91.71 INDIGENOUS AREA REQUIRED (50% OF OPEN SPACE)

INDIGENOUS PRESERVE TABLE

Tract ID	Actual Acres	Habitat Classification	Status	Credit	Acres with Credit	Deviation 23
1	13.62	Upland	E	160%	21.79	
1	0.70	Wetland	E	100%	0.70	
2	8.28	Upland	E	160%	13.25	
2	0.40	Wetland	E	100%	0.40	
4	0.63	Upland	E	125%	0.79	
5	0.49	Upland	E	100%	0.49	*
6	0.86	Upland	E	125%	1.07	
7	1.59	Upland	E	100%	1.59	
7	3.43	Wetland	C	50%	1.72	
8	3.53	Upland	E	100%	3.53	
9	0.52	Upland	E	100%	0.52	*
10	0.41	Upland	E	100%	0.41	*
11	0.71	Upland	E	100%	0.71	
13	0.49	Upland	E	110%	0.54	
14	2.61	Upland	E	100%	2.61	
14	9.13	Wetland	R	50%	4.57	
16	1.54	Upland	E	110%	1.69	
17	0.59	Upland	E	110%	0.65	
18	1.02	Upland	E	100%	1.02	
18	4.57	Wetland	R	50%	2.29	
20	1.69	Upland	E	110%	1.86	
22	1.10	Upland	E	100%	1.10	
22	0.50	Wetland	E	100%	0.50	
23	1.17	Upland	E	100%	1.17	*
24	0.21	Upland	E	100%	0.21	
25	0.46	Upland	E	100%	0.46	
26	1.98	Upland/Wetland	E	100%	1.98	
26	4.31	Wetland	R - C	50%	2.16	
27	1.94	Wetland	R - C	50%	0.97	
28	0.41	Upland	E	100%	0.41	
30	0.24	Upland	E	100%	0.24	
34	0.28	Upland	E	100%	0.28	
35	1.15	Upland	E	100%	1.15	
36	0.17	Upland	E	100%	0.17	*
37	0.31	Upland	E	100%	0.31	
38	0.14	Upland	E	100%	0.14	
40	0.40	Upland	E	100%	0.40	
41	1.15	Upland	E	100%	1.15	
42	4.93	Upland	E	110%	5.42	
43	1.24	Upland	E	125%	1.55	
44	0.21	Upland	E	100%	0.21	
45	1.67	Upland	E	125%	2.08	
46	0.54	Upland	E	110%	0.59	
50	1.09	Upland	E	110%	1.20	
51	1.02	Upland	E	125%	1.27	
52	1.04	Upland	E	100%	1.04	
52	0.45	Upland	E	100%	0.45	
54	4.57	Upland	E	135%	6.17	
54	0.40	Wetland	E	100%	0.40	
55	1.11	Upland	E	100%	1.11	*
56	3.89	Upland	E	135%	5.25	
57	0.31	Upland	E	100%	0.31	
58	0.27	Upland	E	100%	0.27	
61	0.35	Upland	E	100%	0.35	*
Total Acres	95.45	Total Acres with Credit			102.18	

E = Existing Indigenous Habitat
R = Restored Indigenous Habitat
C = Created Indigenous Habitat



April 5, 2022 2:59 PM K:\1880\97018801\09 Pelican Sound RPD Amendment\004 RPD Amendment\Prop\404\404.dwg
 CLARIFY LAND USE ACREAGES
 CHANGES PER STAFF COMMENTS (DATED 11/16/12)
 CHANGES PER FIRST SUFFICIENCY LETTER (DATED 08/21/12)

P.L.N.	P.V.	03/13
J.P.	P.V.	12/12
J.P.	P.V.	10/12

CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.

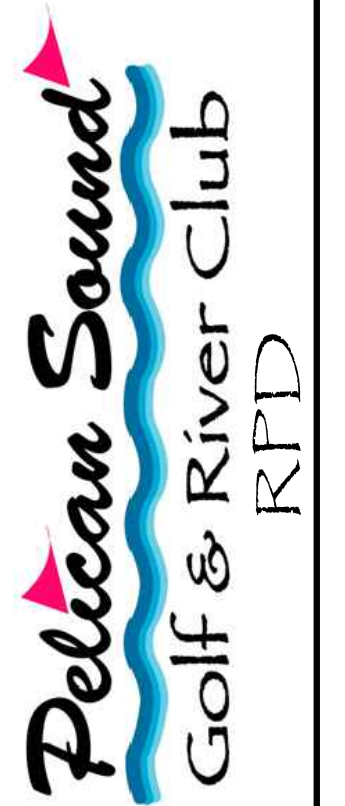
DATE: JULY, 2012

PROJECT NO.: 9701880109
 SCALE: 1" = 400'
 DRAWN: J.P.
 CHECKED: P.V.

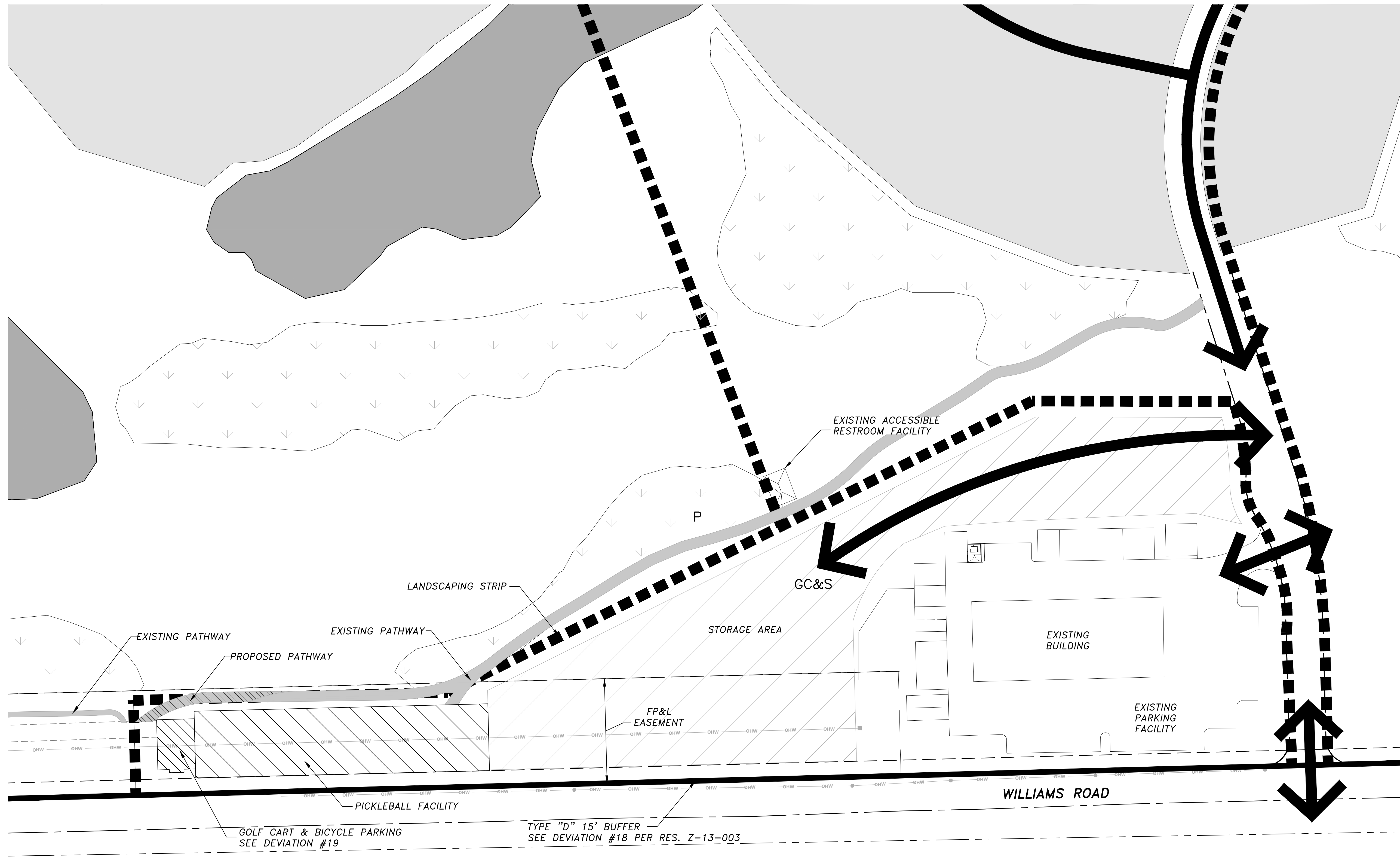
FILE NO.: 9701880109P04
 SHEET NUMBER: 4 OF 5

PROJECT:

INDIGENOUS PRESERVE PLAN



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 6610 Willow Park Drive, Suite 200, Naples, Florida 34109
 (239) 597-0575 FAX: (239) 597-0578



LEGEND

- PRESERVE (stippled pattern)
- WATER RETENTION (solid grey)
- DEVELOPMENT TRACT (light grey)
- PARCEL BOUNDARIES PER Z95-077 APPROVAL (dashed line)
- RETAINED NATURAL WATERWAY BUFFER WITHIN RC IMPROVEMENT AREA (cross-hatched pattern)
- STORAGE AREA (diagonal hatching)
- PICKLEBALL FACILITY (hatched pattern)
- ROAD WAY CENTERLINE (solid line with arrows)
- ACCESS (double-headed arrow)

NOTES:

- NO PICKLEBALL FACILITY OUTDOOR LIGHTING
- NO SPECTATOR SEATING FOR PICKLEBALL FACILITY PICKLEBALL PLAYER BENCH SEATING IS PERMITTED

April 6, 2022 3:49 PM K:\1997\970188\01.09 Pelican Sound RFD Amendment\0004 RFD Amendment Prop\ACVP\REV 04\970188\0109\05.dwg

DATE	DESCRIPTION	BY	DATE
03/13	P.V.	J.P.	12/12
12/12	J.P.	J.P.	10/12

PROJECT: PELICAN SOUND GOLF & RIVER CLUB, INC.

CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.

TITLE: ADDITIONAL DETAILS

DATE: JULY, 2012

PROJECT NO.: 970188.01.09

FILE NO.: 970188\0109\03

SHEET NUMBER: 5 of 5

SCALE: AS SHOWN

DRAWN: J.P.

CHECKED: P.V.

STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663

R.W.A., INC.

RWA INC.

Planning Visualization Consulting Surveying & Mapping

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Pelican Sound Golf & River Club RFD

GOLF MAINTENANCE AND STORAGE AREA

