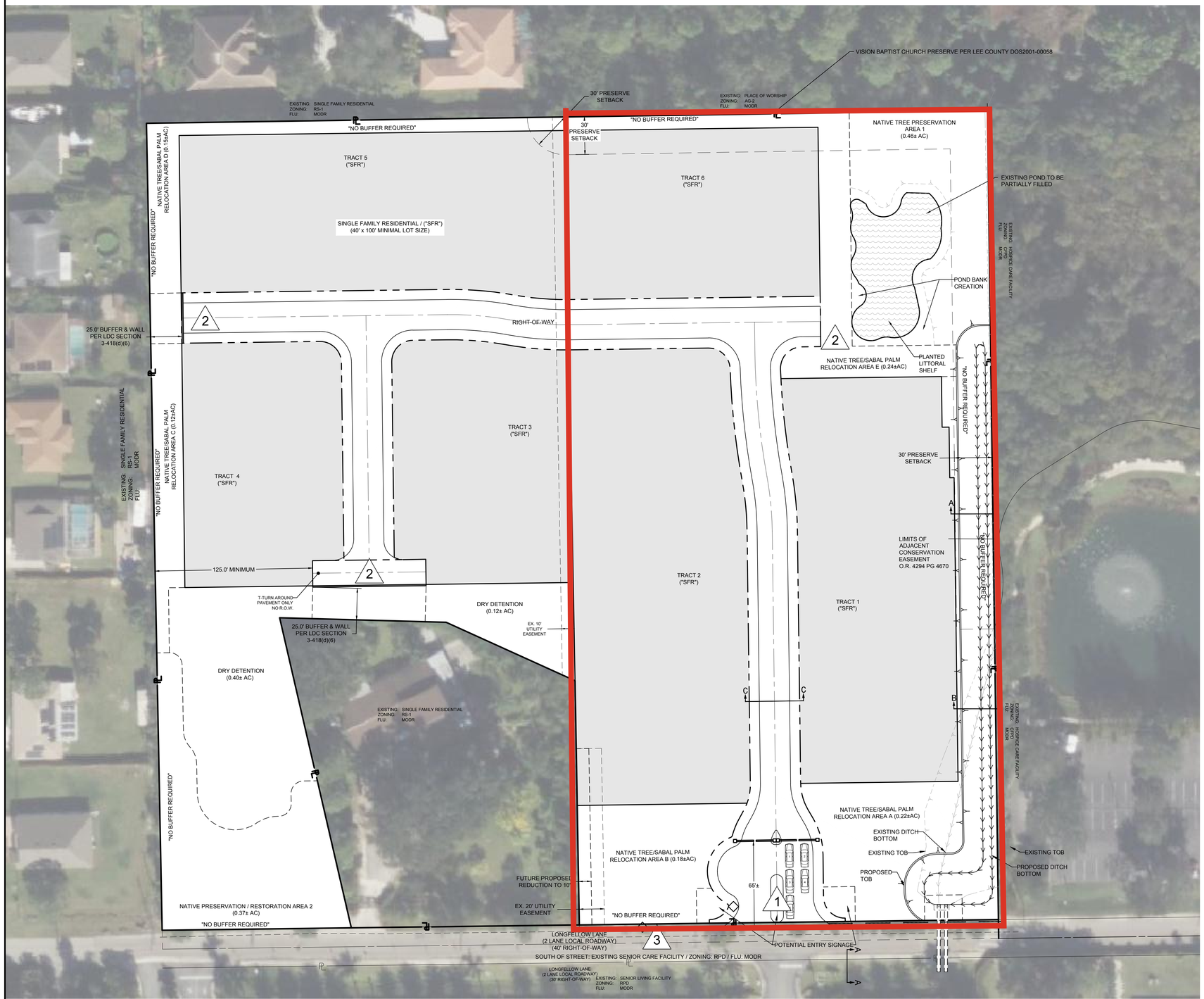
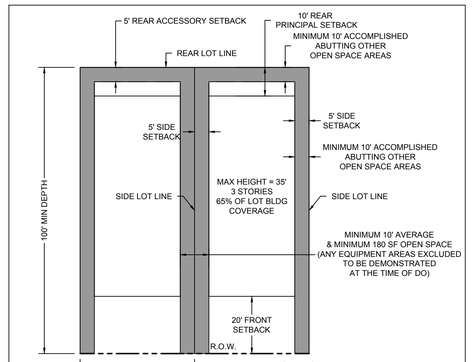


LEGEND:

- # = DEVIATION
- = POND
- = RESIDENTIAL TRACTS MAXIMUM 40 LOTS (4.6± DU/AC)
- = RIGHT OF WAY
- = PD BOUNDARY
- = PROPOSED SIGNAGE: CAUTION SLOW SPEED GOPHER TORTOISE HABITAT AHEAD
- = EXTERNAL SIDEWALK

DRAINAGE DITCH COMPENSATION:

EXIST. DRAINAGE DITCH	0.20± AC
PROPOSED DRAINAGE DITCH	0.34± AC



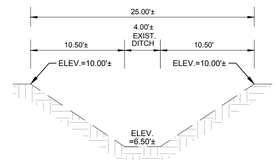
TYPICAL LOT DETAIL
N.T.S.

= POTENTIAL OPEN SPACE WITHIN LOT SETBACKS

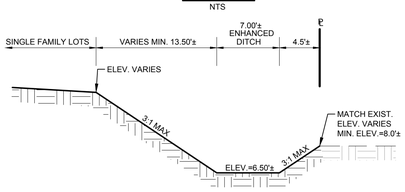
NOTES:
1. 15' FRONT SETBACK FOR SIDE LOADED GARAGES & 5' FRONT SETBACK FOR SECONDARY FRONT YARDS ON CORNER LOTS
2. 30' PRESERVE SETBACK SUBJECT TO LDC SECTION 3-417(b)(6)a

DEVIATIONS:

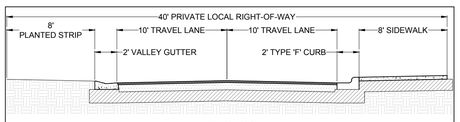
1. DEVIATION 1 SEEKS RELIEF FROM LDC SECTION 3-297(3), WHICH REQUIRES ANY RESIDENTIAL DEVELOPMENT OF MORE THAN 5 ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS; TO ALLOW ONE MEANS OF INGRESS AND EGRESS.
2. DEVIATION 2 SEEKS RELIEF FROM LDC SECTION 3-301 WHICH REQUIRES STREET STUBS TO BE DESIGNED WITH A TEMPORARY CUL-DE-SAC; TO ALLOW FOR DEAD END STREETS NOT TO EXCEED 150' AND A T-TURNAROUND FOR THE ONE THAT DOES EXCEED 150' AS SHOWN ON THE MCP.
3. DEVIATION 3 SEEKS RELIEF FROM LDC SECTION 3-297(2) WHICH REQUIRES DEVELOPMENTS TO HAVE ACCESS TO A STREET DESIGNED, CONSTRUCTED OR IMPROVED TO MEET THE STANDARDS IN LDC SECTION 3-302, TO ALLOW ACCESS TO LONGFELLOW LANE IN ITS EXISTING CONDITION.



SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
N.T.S.

SECTION NOTES:
1. DESIGN SPEED 15-25 MPH
2. SIDEWALK MAY BE ON EITHER SIDE OF ROAD WITH LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT ORDER.
3. MARKED ON-STREET SHARED BIKE INDICATORS WITHIN TRAVEL LANES AND/OR SHARED LANE BIKE SIGNAGE ADJACENT TO TRAVEL LANES TO BE PROVIDED.

NOTE:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO REGULATORY AGENCY PERMITTING REQUIREMENTS.
2. ALL AREAS ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER.

ATWELL
866.850.4200 www.atwell-group.com
10511 SIX MILE CYPRESS PKWY, SUITE101
FORT MYERS, FL 33966
239.939.5490

0 40 80
SCALE: 1"= 40'

MASTER CONCEPT PLAN

LONGFELLOW LANE

BONITA SPRINGS, FLORIDA

PREPARED FOR:
BONITA ONE WEST DEVELOPMENT, LLC

NO.	DATE	REVISION DESCRIPTION	BY
01	7-18-2024	1ST SUFFICIENCY RESPONSE	RJV
02	11-29-2024	2ND SUFFICIENCY RESPONSE	KG

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL VERIFY ALL FACILITIES ARE SHOWN AS TO THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
KG		
PROJECT NUMBER: BK8880	COMPLETION DATE: 02-01-2024	SURVEY DATUM: NAVD88
BOOK AND PAGE:		

SHEET 01 OF 02

S:\Jobs\Misc_BK8880\Engineering\Preliminary_BK8880_MCP.dwg, 1/8/2025 2:16:16 PM, KEVIN GONZALEZ, ATWELL, LLC