



LEGEND	
	INGRESS / EGRESS
	WATER MANAGEMENT
	PRESERVE AREA
	HISTORIC SITE CR00831

**PENINSULA ENGINEERING**

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
 PLANNING AND ZONING • SURVEYING  
 ENVIRONMENTAL SERVICES • LAND DEVELOPMENT

2600 Golden Gate Pkwy 239.403.6700  
 Naples, FL 34105 Pen-Eng.com

Florida Engineering C.A #28275  
 Florida Landscape C.A #LC26000632

PROJECT:

**NC SQUARE MPUD**

TITLE:

**EXHIBIT C PUD MASTER PLAN**

CLIENT:

**HAA CAPITAL, LLC**

REVISIONS:		
No.	Revision:	Date:
1	CC RAI COMMENTS	03/06/24
2	CC RAI COMMENTS	05/13/24

SEC: 29 TWP: 48 RGE: 27

Designed by: JESSICA HARRELSON

Drawn by: NATHAN MULLINS

Date: APRIL 2024

Drawing Scale: 1" = 200'

File Name: P-NCSQ-002-003-X01-1.dwg

Project Number: P-NCSQ-002-003

Sheet ID: **C-X01-1**

Sheet Number: 01 of 02

**PLANNING NOTES**

CURRENT ZONING: NC SQUARE MPUD-RFMUO-RECEIVING  
 PROPOSED ZONING: NC SQUARE MPUD-RFMUO-RECEIVING  
 CURRENT LAND USE: UNDEVELOPED  
 FUTURE LAND USE: NC SQUARE MIXED-USE OVERLAY

**MAXIMUM DENSITY / INTENSITY**

RESIDENTIAL: 249 DWELLING UNITS  
 COMMERCIAL: 36,500 SQUARE FEET OF GROSS FLOOR AREA

**MAXIMUM ZONED BUILDING HEIGHT**

COMMERCIAL: 35 FEET  
 RESIDENTIAL: 55 FEET

**DEVIATIONS**

1

DEVIATION #1 SEEKS RELIEF FROM LDC SECTION 3.05.07.A.5. "PRESERVATION STANDARDS," WHICH REQUIRES THAT PRESERVE AREAS BE INTERCONNECTED WITHIN THE SITE, TO INSTEAD ALLOW TWO SEPARATE PRESERVE AREAS THAT ARE NOT CONNECTED WITHIN THE SITE.

**PRESERVE CALCULATION**

PRESERVE REQUIRED	25% OF TOTAL SITE ACREAGE = 0.25 * 24.40 AC = 6.10 AC
PRESERVE PROVIDED	6.20 AC

NOTE: PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. SEE THE LANDSCAPING DEVELOPER COMMITMENT, WITHIN EXHIBIT F OF THE PUD.

**LAND USE SUMMARY**

USE	ACRES	% OF SITE
WATER MANAGEMENT	±2.81 ACRES	11.5%
PRESERVE	±6.20 ACRES	25.4%
LANDSCAPE BUFFERS	±1.19 ACRES	4.9%
COMMERCIAL AREAS	±3.99 ACRES	16.3%
RESIDENTIAL AREAS	±9.80 ACRES	40.2%
COMPENSATING ROW	±0.08 ACRES	0.3%
CATAWBA 30' EASEMENT	±0.33 ACRES	1.4%
TOTAL SITE AREA	24.40 ACRES	100%

**USABLE OPEN SPACE REQUIREMENT**

REQUIRED OPEN SPACE (24.40-ACRES X 30% = 7.32 AC)  
 \*USABLE OPEN SPACE LOCATION WILL BE DETERMINED AT TIME OF SDP PERMITTING



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**IMOKALEE SQUARE, LLC**

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 Drawn by: NATHAN MULLINS  
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 Drawing Scale: N.T.S.  
 File Name: P-NCSQ-002-003-X01-2.dwg  
 Project Number: P-NCSQ-002-003  
 Sheet ID: **C-X01-2**  
 Sheet Number: 02 of 02