

Professional Engineers, Planners & Land Surveyors

September 12, 2014

Mr. Chahram Badamtchian, AICP
Lee County Development Services
1500 Monroe Street
Fort Myers, Florida 33901

Reference: **ESTERO OAKS**
ADD2014-00151

Dear Chahram:

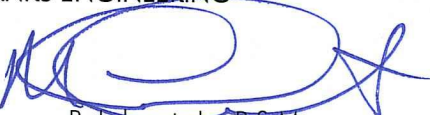
Please find attached a revised MCP for the above referenced project.

The open space calculations have been revised to match the Development Order plans.

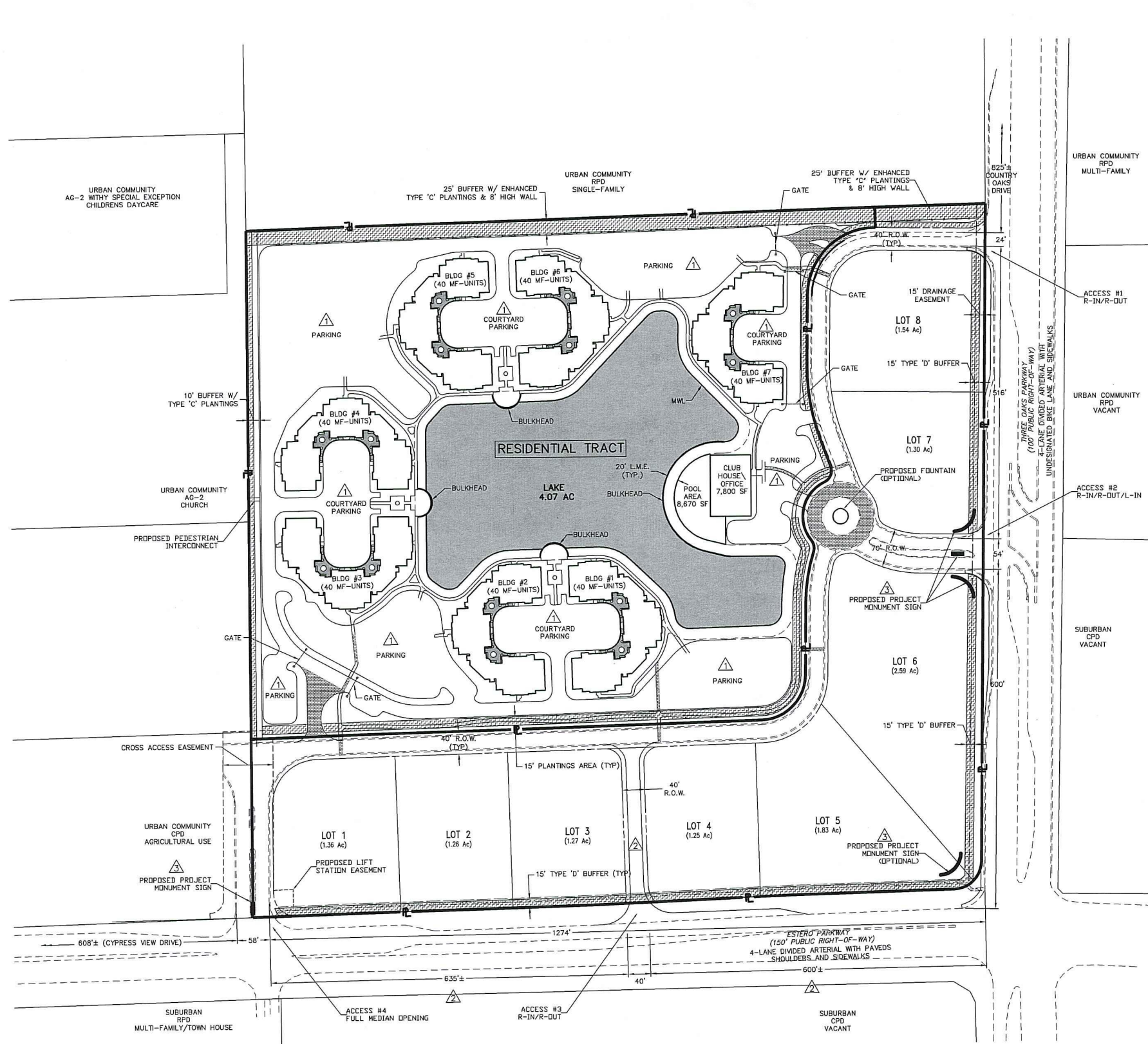
The total open space remains the same.

If you should have any questions or require additional information, please feel free to contact me at our Fort Myers office.

Sincerely,
BANKS ENGINEERING



Thomas R. Lehnert, Jr., P.S.M.
President



LEGEND:

- = BUFFER
- = LAKE
- = DEVIATION #X LOCATION

LAND USE BREAKDOWN:

RESIDENTIAL PARCEL	= 20.9 AC±
LAKE	= 4.07 AC±
PARKING/ ROADS	= 7.25 AC±
BUILDINGS	= 3.26 AC±
OPEN SPACE/ PEDESTRIAN WALKS/ POOL AREA	= 6.29 AC±
COMMERCIAL PARCELS	= 12.4 AC±
ROAD RIGHT OF WAY	= 3.0 AC±
AREA TOTAL	= 36.3 AC±

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED	
RESIDENTIAL (NET OF LAKE):	16.84 x 40% = 6.74 AC
COMMERCIAL:	12.40 x 30% = 3.72 AC
LAKE (RESIDENTIAL):	0.58 x 4.03 x 40% = 0.93 AC
LAKE (COMMERCIAL):	0.42 x 4.03 x 30% = 0.51 AC
ROAD R-O-W (RESIDENTIAL):	0.58 x 3.00 x 40% = 0.70 AC
ROAD R-O-W (COMMERCIAL):	0.42 x 3.00 x 30% = 0.38 AC
TOTAL OPEN SPACE REQUIRED	= 12.98 AC
OPEN SPACE PROVIDED	
RESIDENTIAL OPEN SPACE/PUBLIC USE	= 5.97 AC (SEE NOTE)
COMMERCIAL OPEN SPACE @ 22%	= 2.73 AC
LAKE (25% OF REQUIRED)	= 3.25 AC
ROAD R-O-W	= 1.03 AC
TOTAL OPEN SPACE PROVIDED	= 12.98 AC
NOTE: INCLUDES 19% IMPERVIOUS WALKS, POOL, ETC.	

PROPOSED DEVELOPMENT INTENSITY:

RESIDENTIAL TRACT = 280 MULTI-FAMILY UNITS
COMMERCIAL (LOTS 1-8) = 130,000 S.F. RETAIL/OFFICE

RESIDENTIAL PARKING CALCULATION:

PARKING REQUIRED:
280 MF UNITS X 2 SPACES / UNIT = 560 SPACES
7800 SF AMENITY X 4 SPACES/1000 SF = 32 SPACES
10% GUEST PARKING = 56 SPACES
TOTAL REQUIRED = 648 SPACES
PARKING PROVIDED:
648 SPACES LESS 5% FOR PARKING REDUCTION DEVIATION #1
TOTAL PROVIDED = 616 SPACES

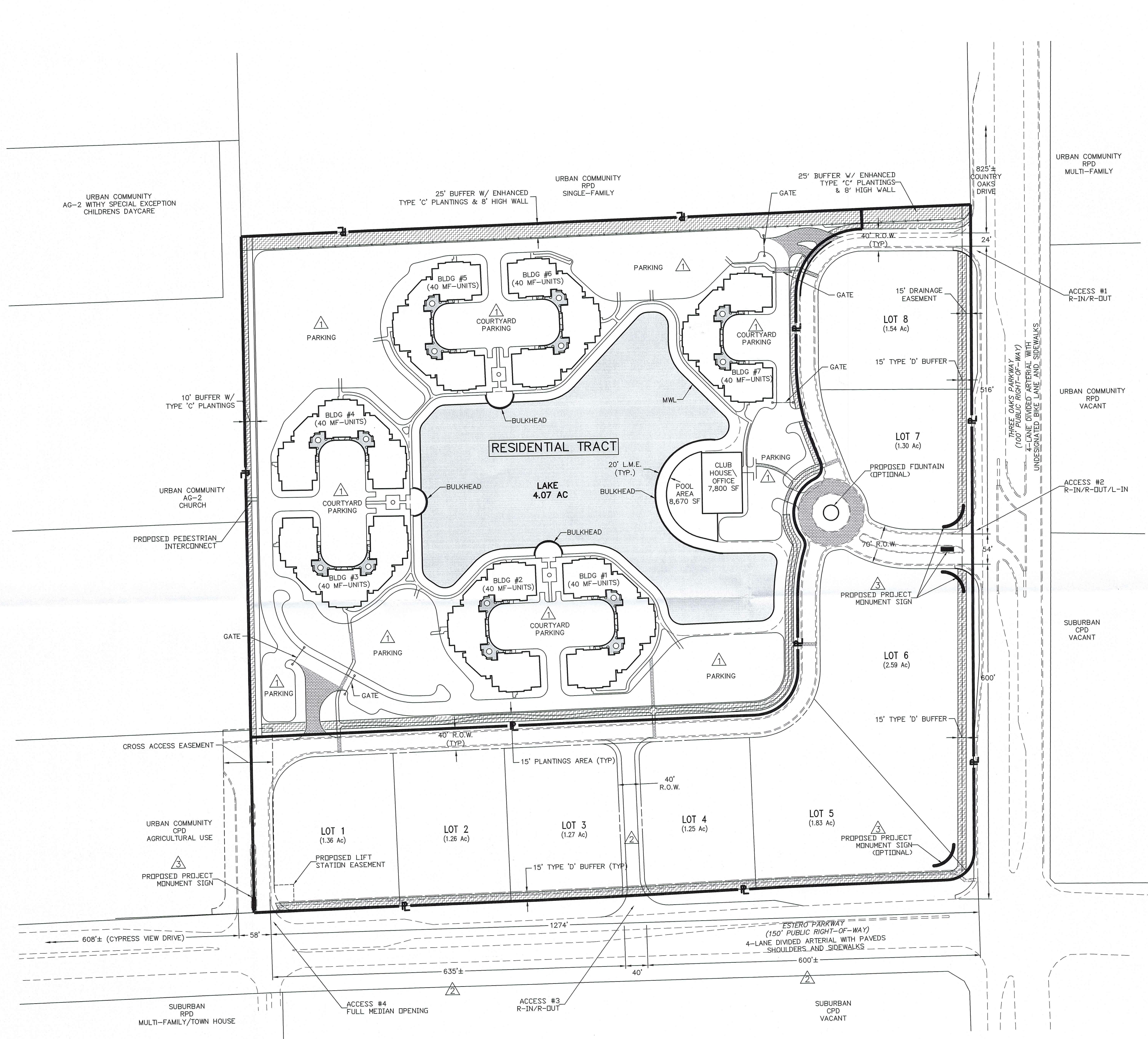
NO.	DATE	REVISION DESCRIPTION	BY
1	9-12-2014	REVISED OPEN SPACE CALCULATION	JS
2	12-12-2014	REVISED PER ENVIRONMENTAL COMMENTS	LRI
3	1-25-2014	REVISED PER FIRST SUFFICIENCY COMMENTS	LRI

BANKS ENGINEERING
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Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

MASTER CONCEPT PLAN
ESTERO OAKS MPD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/25/2013	1634U	_MCP		SDJ		1"=100'	1



LEGEND:

- [Hatched Box] = BUFFER
- [Blue Box] = LAKE
- [Triangle with X] = DEVIATION #X LOCATION

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1	1-28-2014	REVISED PER FIRST SUFFICIENCY COMMENTS	LRI

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