



 = BUFFER
 = LAKE
 = DEVIATION

LAND USE BREAKDOWN:

RESIDENTIAL PARCEL	= 20.9 AC±
LAWN	= 4.07 AC±
PARKING/ ROADS	= 7.25 AC±
BUILDINGS	= 3.28 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:

[illegible]

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
102 GUEST PARKING SPACES
TOTAL REQUIRED = 648 SPACES

PARKING PROVIDED:
648 SPACES LESS 5% FOR PARKING REDUCTION = 616 SPACES
TOTAL PROVIDED = 616 SPACES

BANKS[®]

ENGINEERING

Professional Engineers, Planners, & Land Surveyors

10311 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33906
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CHANGING LICENSE # 2B 8448
SURVY LICENSE # 19 6150

MASTER CONCEPT PLAN
ESTERO OAKS MPD

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/25/2013	1834U	JCP		SDJ		1"=100'	1