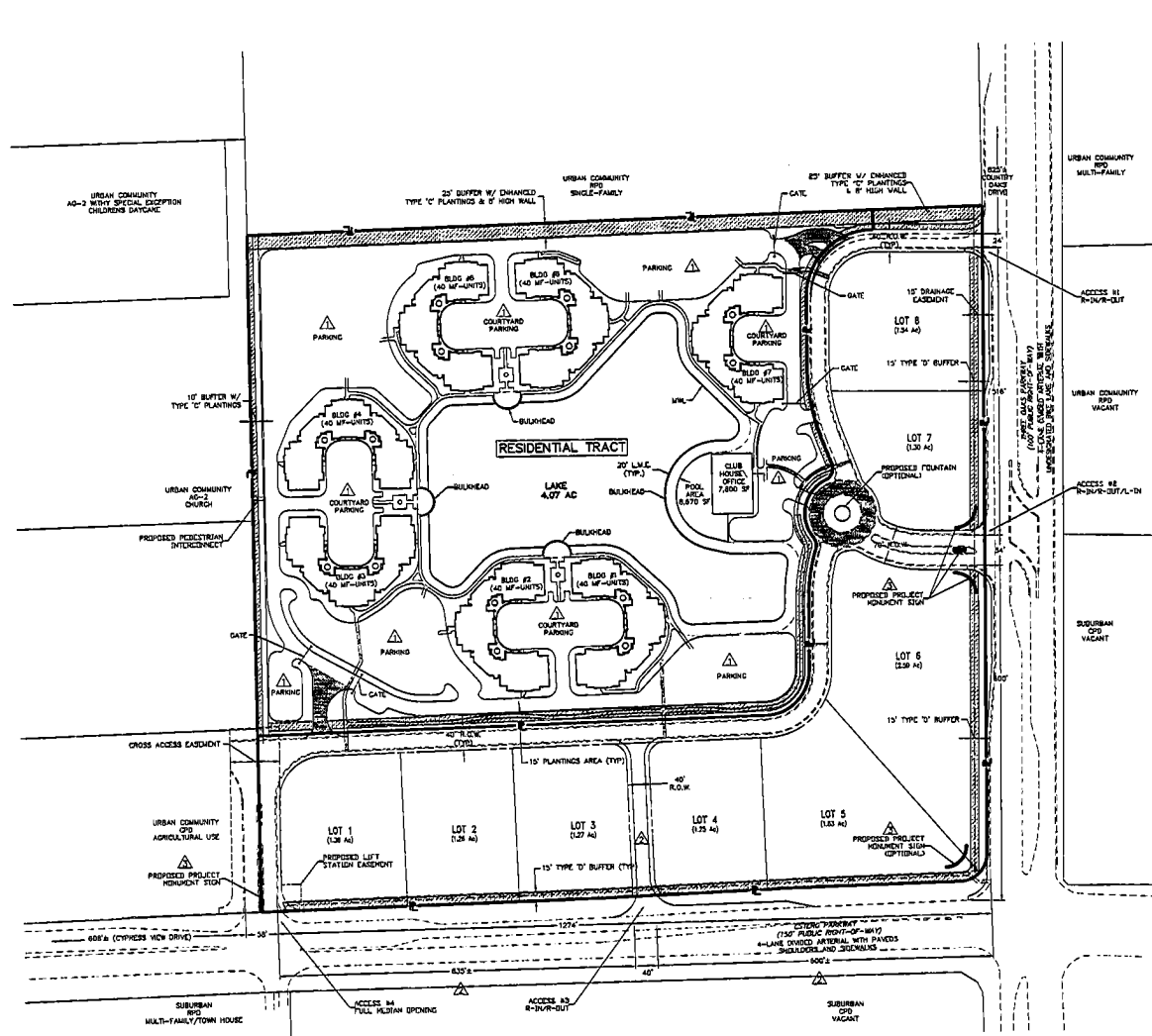




LEGEND:

- = BUFFER
- = LAKE
- = DEVIATION (X) LOCATION

LAND USE BREAKDOWN:

RESIDENTIAL PARCEL	= 20.8 AC±
LAKE	= 4.07 AC±
PARKING/ ROADS	= 7.25 AC±
BUILDINGS	= 3.28 AC±
OPEN SPACE/ PEDESTRIAN WALKS/ POOL AREA	= 8.29 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):	18.84 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	= 9.97 AC (SEE NOTE)
COMMERCIAL OPEN SPACE @ 22%	= 2.73 AC
LAKE (25% OF REQUIRED)	= 3.28 AC
ROAD R-O-W	= 1.03 AC
TOTAL OPEN SPACE PROVIDED	= 12.98 AC

NOTE: INCLUDES 10% 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 1% FOR PARKING REDUCTION DEVIATION (P)
TOTAL PROVIDED = 648 SPACES

1. SITE PLAN	2. LAND USE BREAKDOWN	3. OPEN SPACE CALCULATION	4. PARKING CALCULATION	5. DEVELOPMENT INTENSITY	6. ACCESS EASEMENTS	7. SETBACKS	8. BUFFER	9. DEVIATION	10. OTHER
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MASTER CONCEPT PLAN ESTERO OAKS MPD LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
11/25/2013	1834U	JACP		SDJ		1"=100'	1		