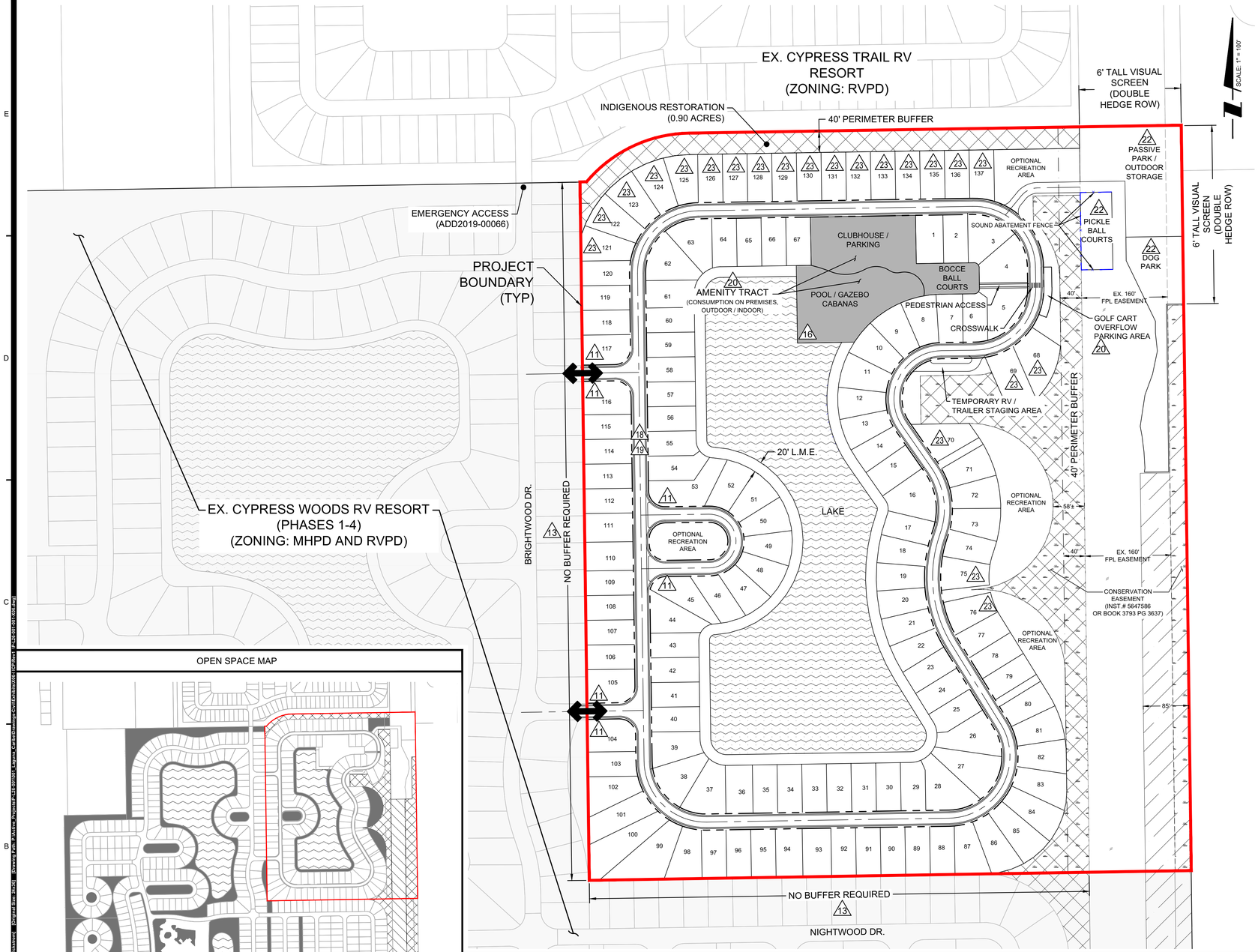
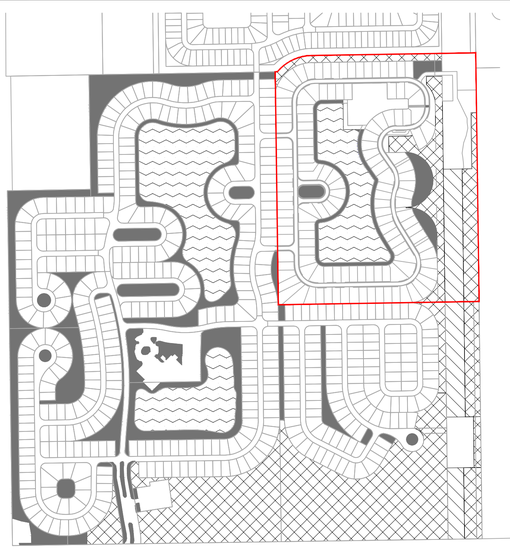


OPEN SPACE MAP



OPEN SPACE		
INDIGENOUS OPEN SPACE	1,135,977 SF	26.08 AC
LAKE	721,431 SF	16.56 AC
FPL EASEMENT (EXCLUDING TRAILER PARKING)	181,974 SF	4.18 AC
OTHER OPEN SPACE (LAKE BANK, PERIMETER BUFFER, LANDSCAPE MEDIANS, COURTYARDS, ETC)	758,822 SF	17.42 AC
TOTAL OPEN SPACE	2,798,204 SF	64.24 AC
% OF SITE	41.83 %	

LEGEND

- CONSERVATION EASEMENT
- LAKE
- AMENITY TRACT
- PRESERVE
- RESIDENT INGRESS / EGRESS
- # DEVIATION LOCATION

INDIGENOUS OPEN SPACE (1)

TYPES		ACTUAL	CREDITS
100%	PHASES 1 - 4:	1.11 AC	1.11 AC
	PHASE 5:	3.18 AC	3.18 AC
110%	PHASES 1 - 4:	1.27 AC	1.39 AC
	PHASE 5:	0 AC	0 AC
125%	PHASES 1 - 4:	2.16 AC	2.70 AC
	PHASE 5:	1.66 AC	1.66 AC (2)
150%	PHASES 1 - 4:	16.70 AC	25.05 AC
	PHASE 5:	0 AC	0 AC
	TOTAL PROVIDED:	26.08 AC	35.09 AC
	TOTAL REQUIRED:		30.30 AC

NOTES:
1. INDIGENOUS OPEN SPACE AREAS WITHIN THE EXISTING PHASES 1-4 REMAIN UNCHANGED. THE UPDATED TABLE SHOWN ABOVE REFLECTS REVISIONS WITHIN THE PHASE 5 DEVELOPMENT BOUNDARY, AND ALSO CORRECTS CALCULATION ERRORS IN THE PREVIOUSLY APPROVED MCP.
2. ALTHOUGH CREDIT WAS GIVEN ON THESE AREAS IN PREVIOUS ZONING APPROVALS, NO CREDIT IS TAKEN FOR AREA WITHIN PHASE 5 UNDER THIS APPLICATION.

SITE DATA TABLE

RV LOTS/DEVELOPMENT TRACTS	14.6 AC. +/-
LAKE TRACT	5.7 AC. +/-
AMENITY TRACT	1.2 AC. +/-
ROADWAY / PAVEMENT	3.1 AC. +/-
OUTDOOR STORAGE/ DOG PARK/ PICKLE BALL COURTS	2.6 AC. +/-
INDIGENOUS / PRESERVE	4.9 AC. +/-
BUFFERS / OTHER OPEN SPACE	3.5 AC. +/-
TOTAL SITE AREA	35.6 AC.

B.C. FOX SQUIRREL PRESERVE

B.C. FOX SQUIRREL PRESERVE AREA INCLUDES ALL INDIGENOUS OPEN SPACE AREAS AS INDICATED IN THE TABLE ABOVE (EXCLUDING THE INDIGENOUS RESTORATION AREA)

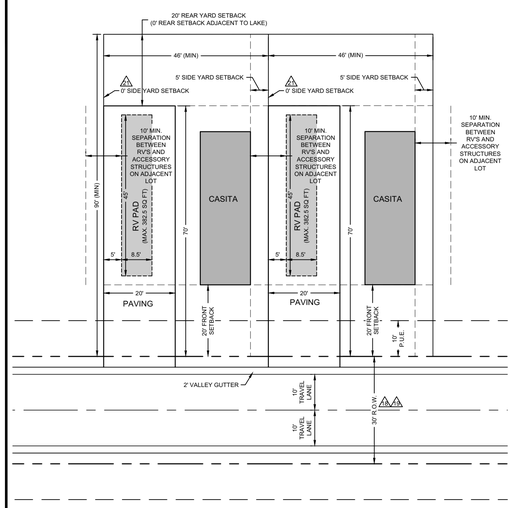
INDIGENOUS OPEN SPACE: 26.08 ACRES
INDIGENOUS RESTORATION: 0.90 ACRES

TOTAL B.C. FOX SQUIRREL PRESERVE AREA:
26.08 - 0.90 = 25.18 ACRES

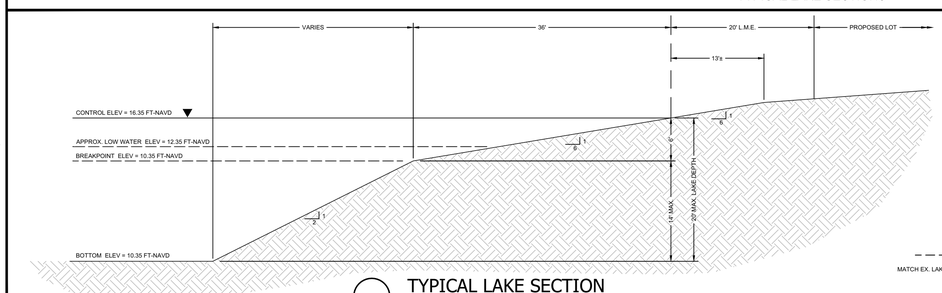
EX. DUKE FARMS LANDSCAPE NURSERY (ZONING: AG-2)

Exhibit B

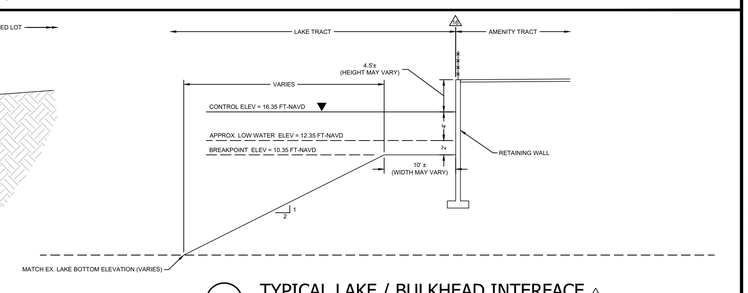
TYPICAL LOT DETAIL



TYPICAL LAKE SECTIONS



TYPICAL LAKE SECTION
Scale: 1" = 10'



TYPICAL LAKE / BULKHEAD INTERFACE
Scale: 1" = 10'

PENINSULA ENGINEERING
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
ENVIRONMENTAL CONSULTING · LAND PLANNING · SITE PLANNING · CONSTRUCTION MANAGEMENT · OWNER REPRESENTATIVE
2600 Golden Gate Parkway
Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.261.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

PROJECT:

CYPRESS WOODS RV RESORT PHASE 5 RECREATIONAL VEHICLE PLANNED DEVELOPMENT

TITLE:

MASTER CONCEPT PLAN

OWNER/CLIENT/CONSULTANT:

LAGUNA CARIBE AT CYPRESS WOODS, LLC

REVISIONS:

No:	Revision:	Date:
1	REVISED PER COUNTY COMMENTS	3/27/20
2	REVISED PER COUNTY COMMENTS	05/18/20
3	DEVIATION #23 ADDED	07/13/20
4	SCHEDULE OF DEVIATIONS REMOVED PER COUNTY	08/05/20
5	REVISED PER STAFF REPORT	09/01/20
6	REVISED PER HEX CONDITIONS	12/30/20
7	CORRECTED TYPICAL LOT DETAIL	09/22/21
8	ADDED "CASITA" TO TYPICAL LOT DETAIL	02/11/22
9	REVISED TYPICAL LOT DETAIL	06/14/22
10	ADDED DEVIATION #23 TO LOTS 121-137	6/27/22

NOTES:

PROFESSIONAL SEALS:
PROFESSIONAL ENGINEER: DANIEL C. HARTLEY
FLORIDA LICENSE NUMBER: 73943

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

Bar Scale: 1" = 100'
0 25' 50' 100' 200' 300'

SEC: 11 TWP: 44 RGE: 25E
City FORT MYERS County: LEE
Designed by: CURTIS WICKSTROM
Drawn by: CURTIS WICKSTROM
Date: JAN. 2016
Horizontal Scale: 1" = 200'
Vertical Scale: N.T.S.
Project Number: P-L26-001-001
File Number: P-L26-002-001-X06

Sheet Number: 4 of 4