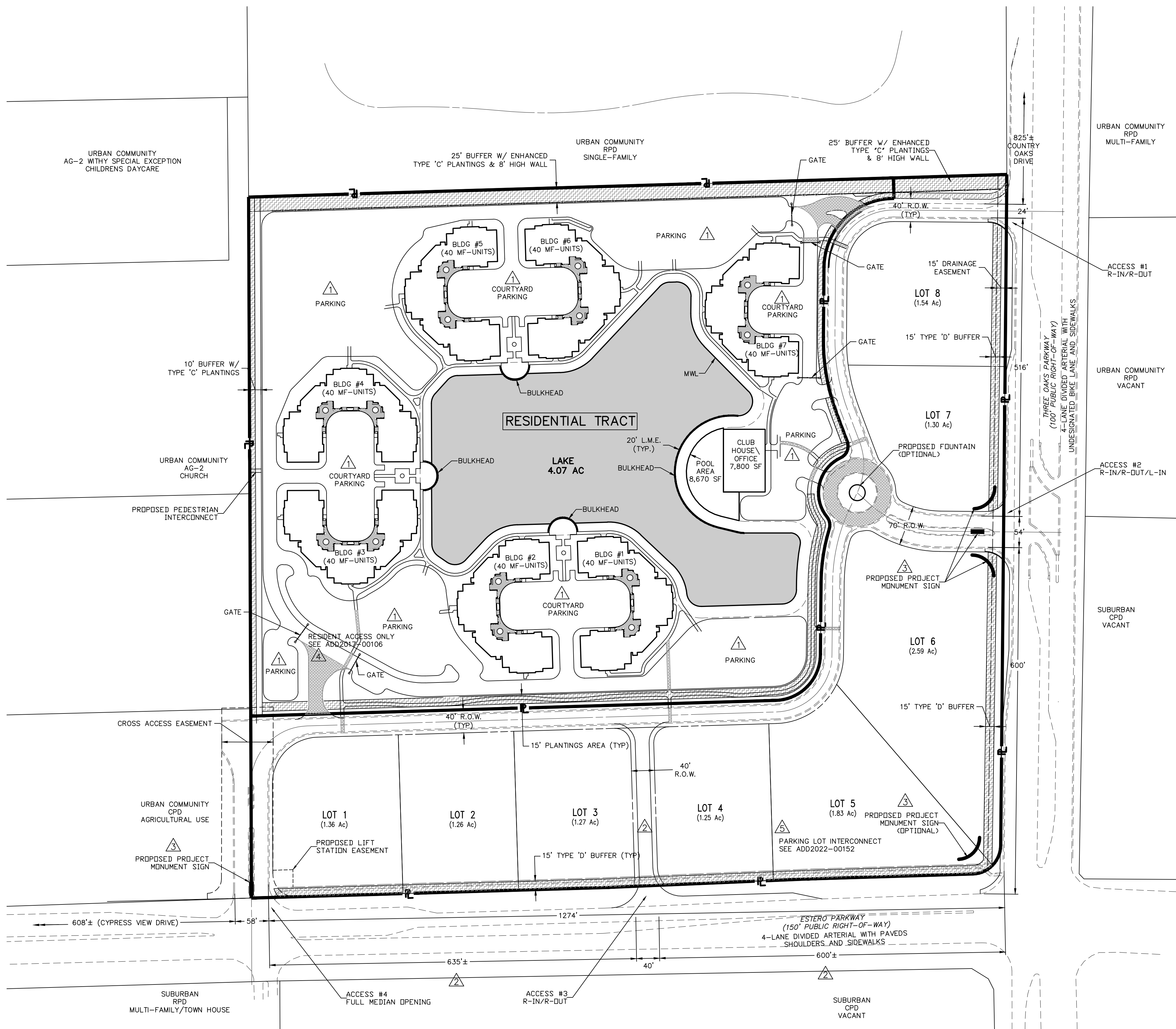


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LEGEND:

- [Hatched Box] = BUFFER
- [Solid Grey Box] = LAKE
- [Triangle with X] = 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
4	8-25-2022	ADD DEVIATION 4 AND 5 LOCATION REFERENCES	RJV
3	9-12-2014	REVISED OPEN SPACE CALCULATION	JS
2	2-12-2014	REVISED PER ENVIRONMENTAL COMMENTS	LRI
1	1-28-2014	REVISED PER FIRST SUFFICIENCY COMMENTS	LRI

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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'	01