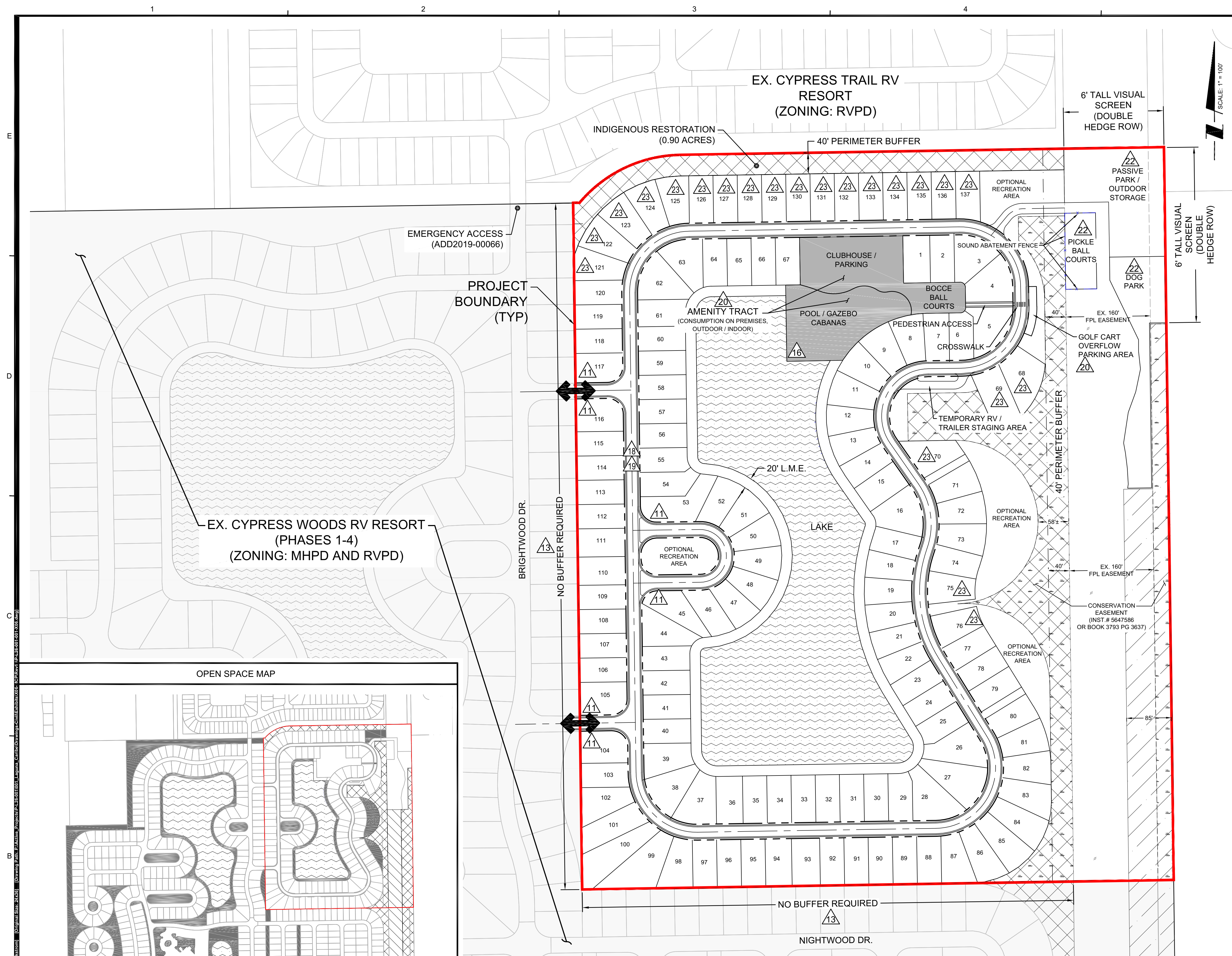




LEGEND	
	CONSERVATION EASEMENT
	LAKE
	AMENITY TRACT
	PRESERVE
	RESIDENT INGRESS / EGRESS
	DEVIATION LOCATION

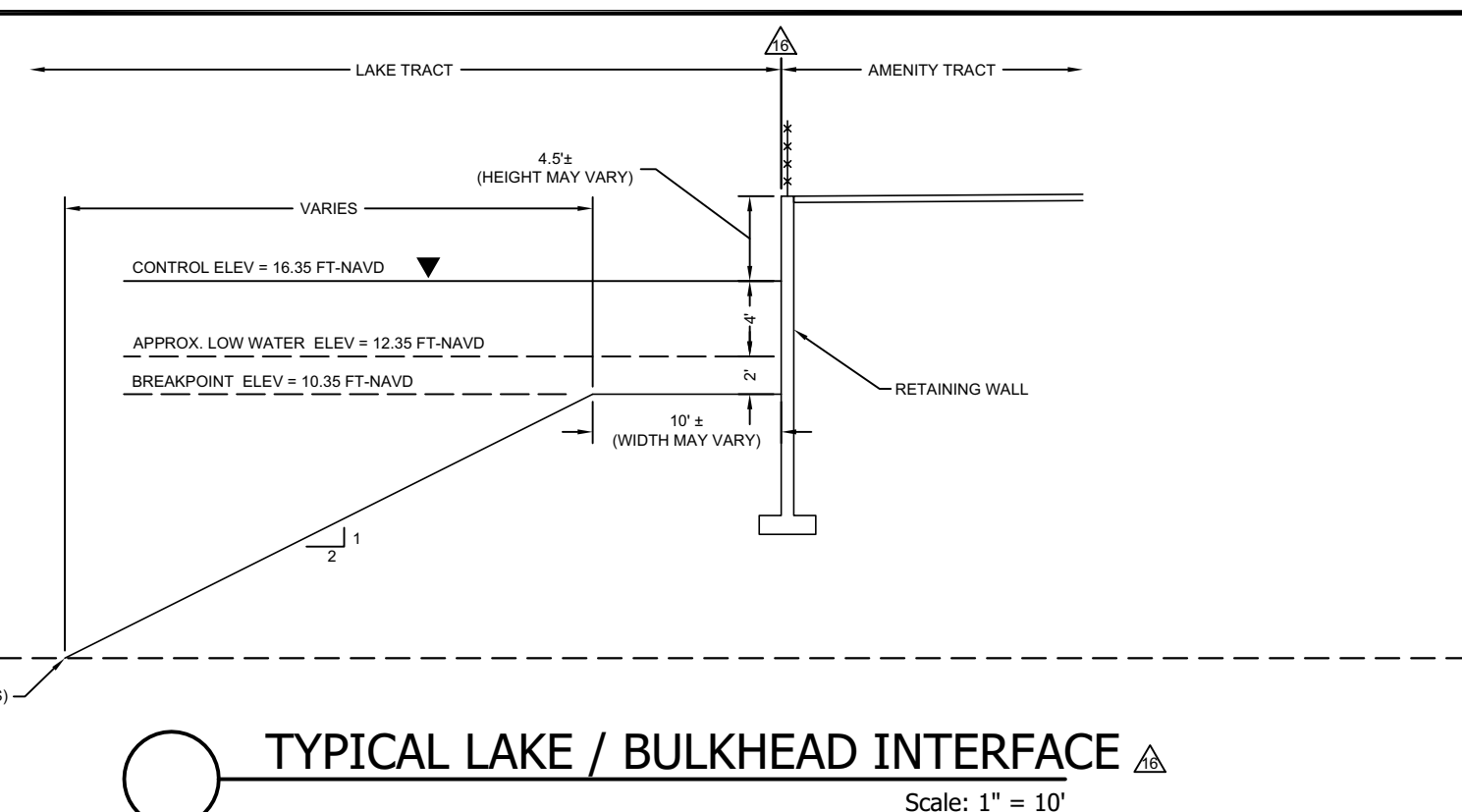
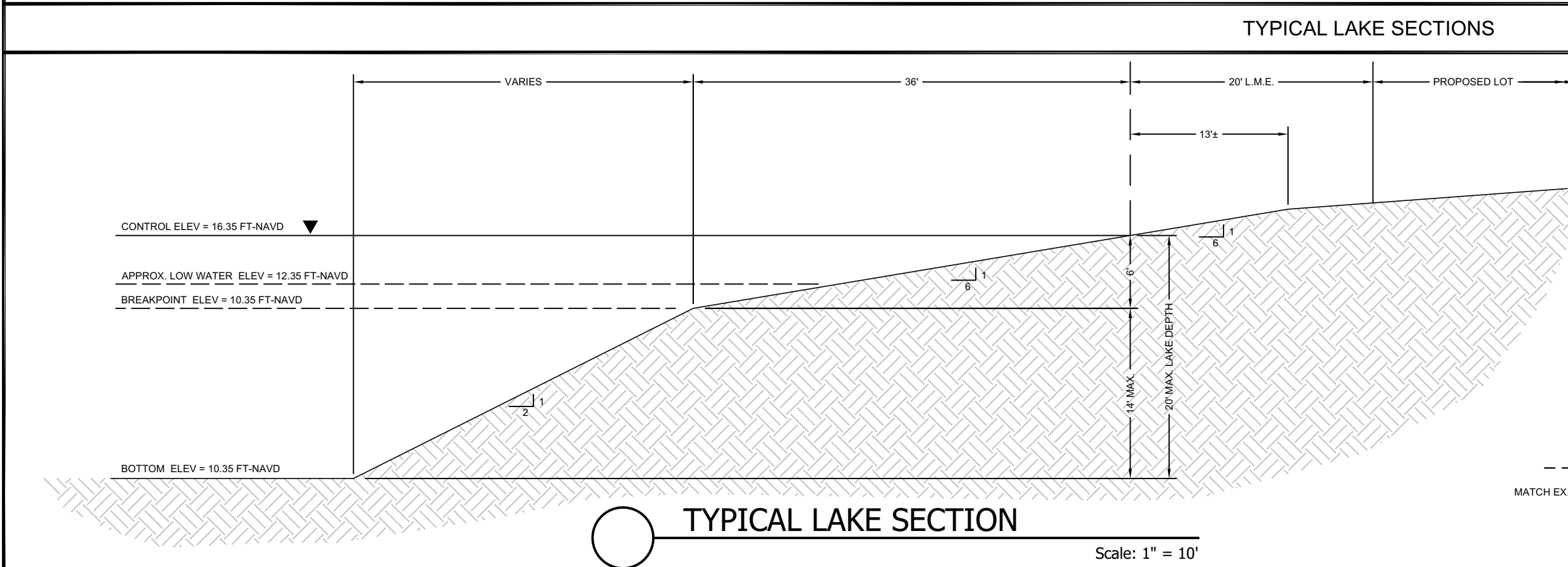
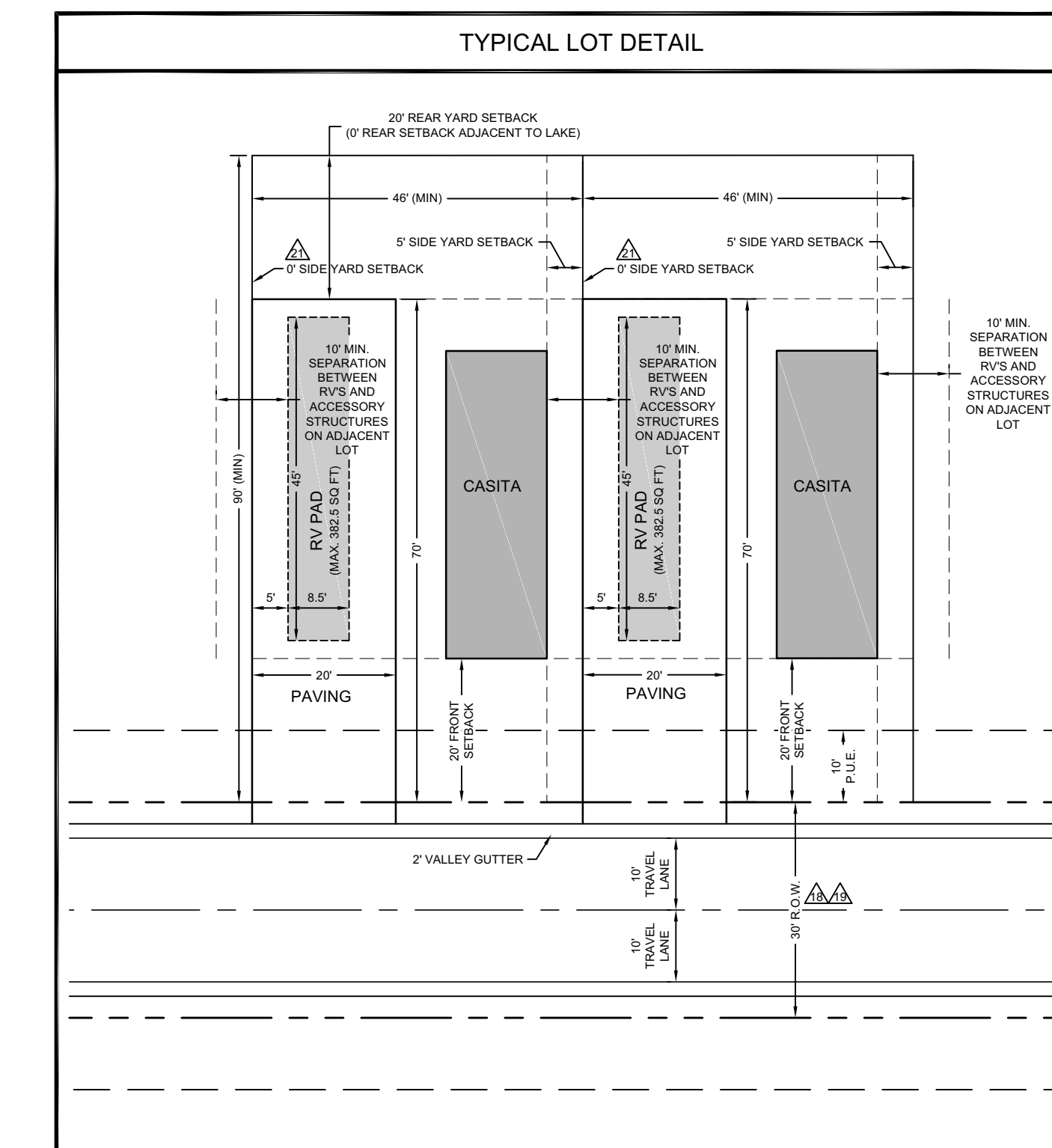
SITE DATA TABLE	
RV LOTS/DEVELOPMENT TRACTS	14.6 AC. +/-
LAKE TRACT	5.7 AC. +/-
AMENITY TRACT	1.2 AC. +/-
ROADWAY / PAVEMENT	3.1 AC. +/-
OUTDOOR STORAGE / DOG PARK / PICKLE BALL COURTS	2.6 AC. +/-
INDIGENOUS / PRESERVE	4.9 AC. +/-
BUFFERS / OTHER OPEN SPACE	3.5 AC. +/-
TOTAL SITE AREA	35.6 AC.

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

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)



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 %

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	9/18/20
3	DEVIATION #23 ADDED	07/13/20
4	SCHEDULE OF DEVIATIONS REMOVED PER COUNTY	08/09/20
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 20 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