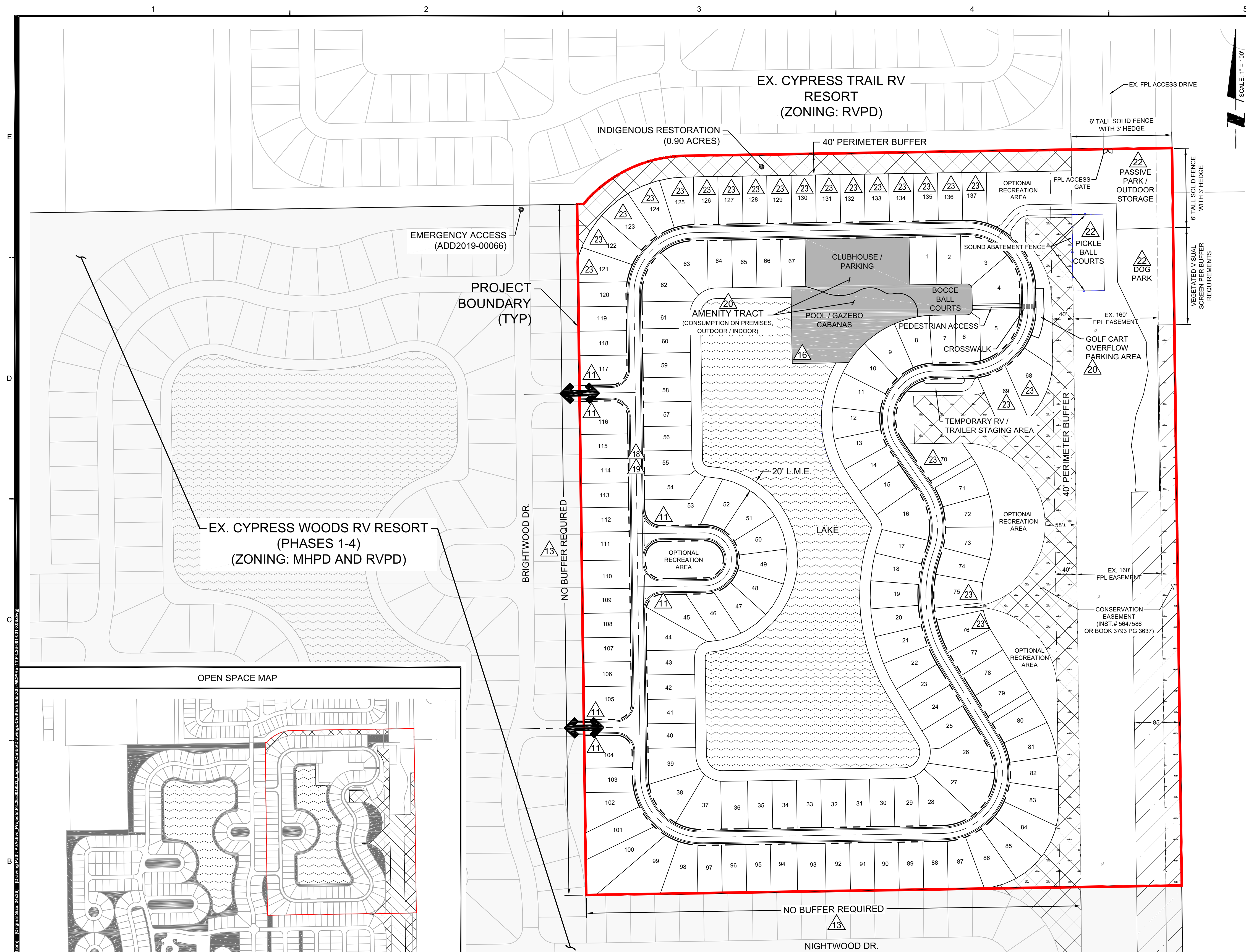




LEGEND		
	CONSERVATION EASEMENT	
	LAKE	
	AMENITY TRACT	
	PRESERVE	
	RESIDENT INGRESS / EGRESS	
	DEVIATION LOCATION	

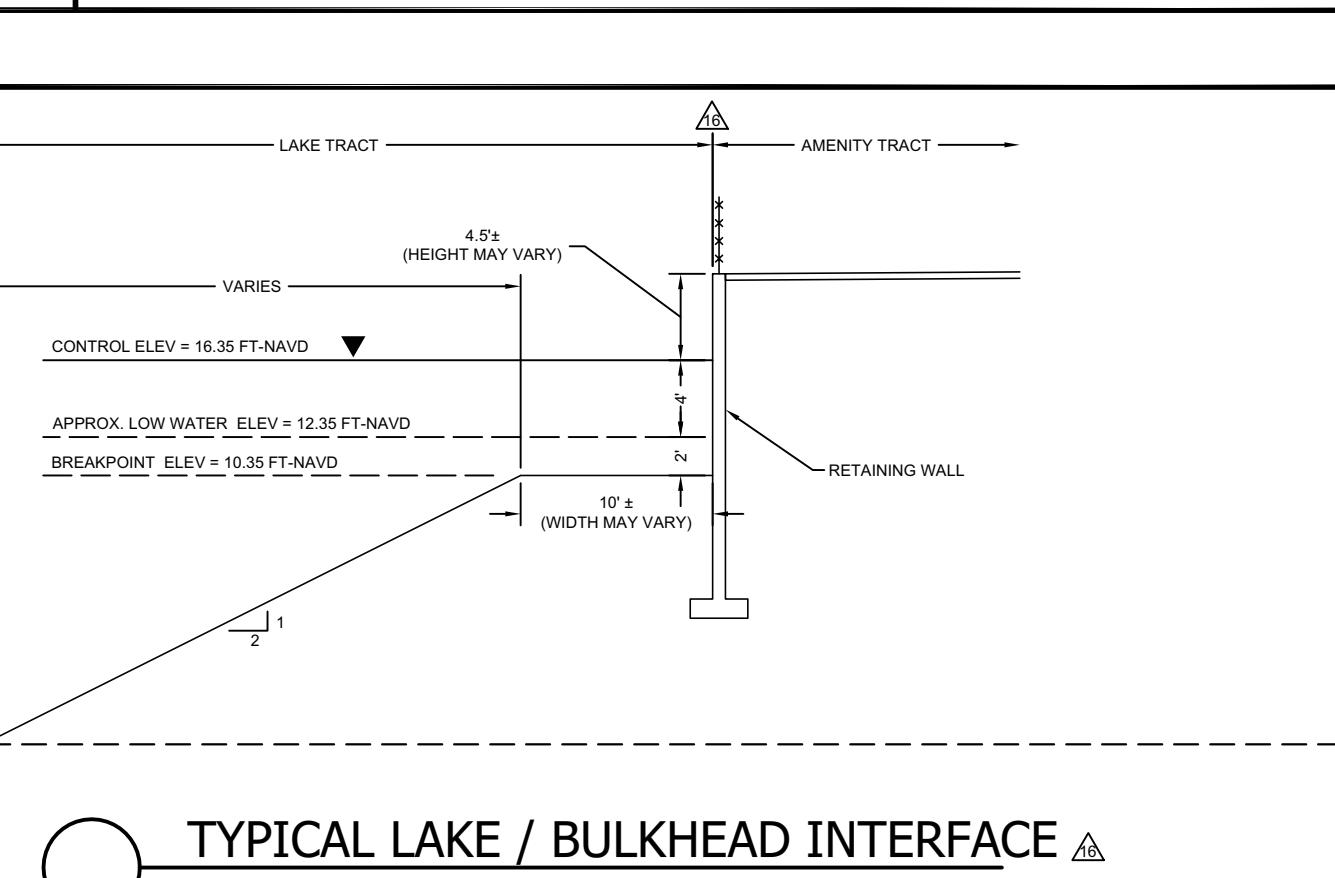
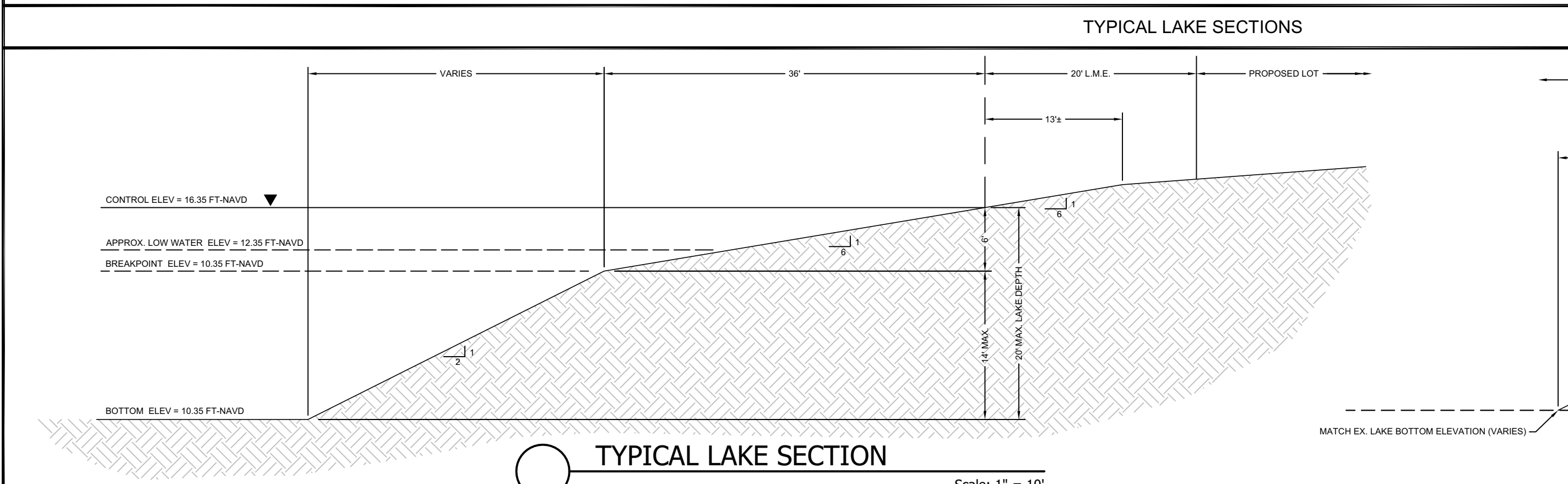
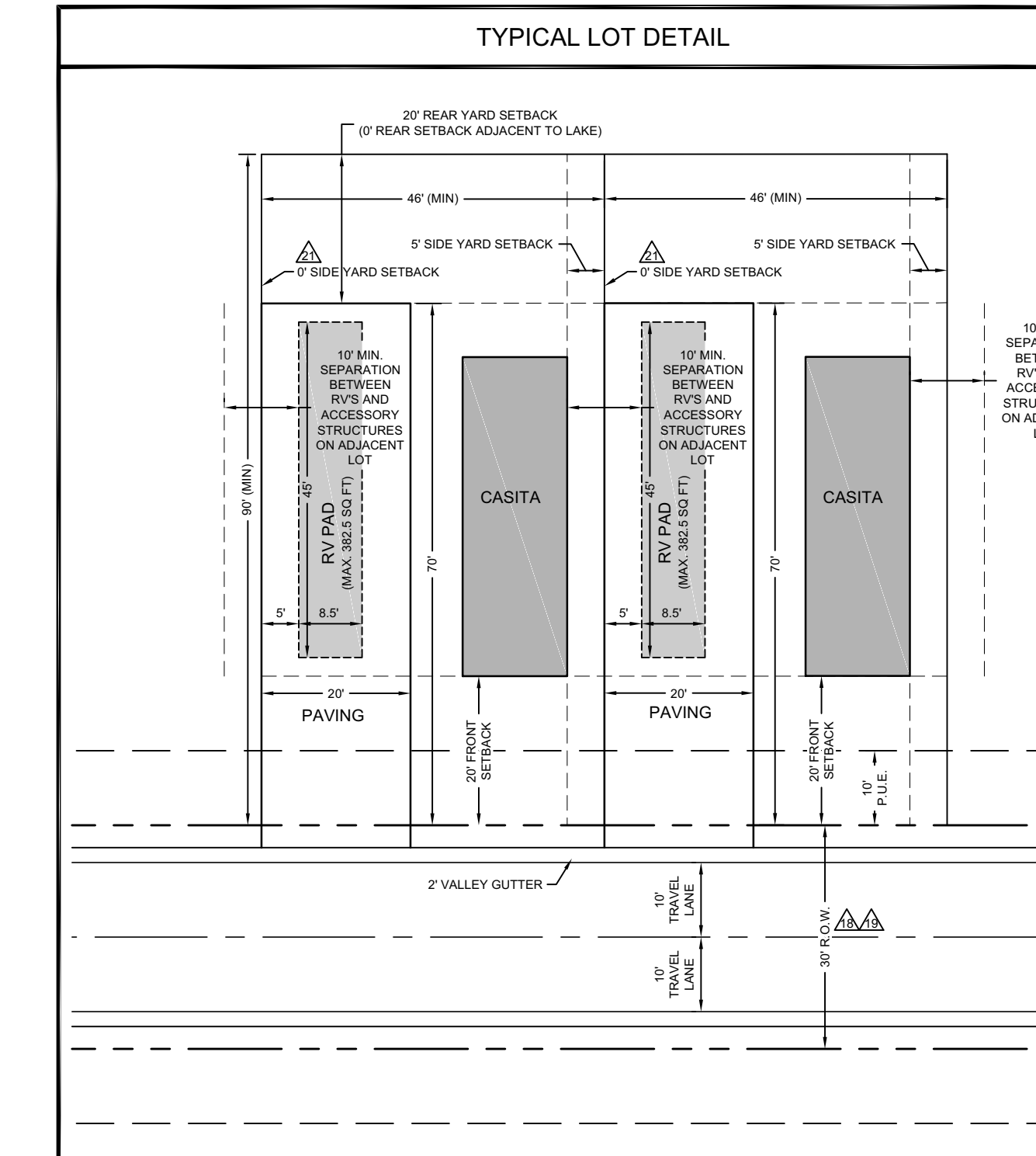
SITE DATA TABLE	
RV LOTS/DEVELOPMENT TRACTS	14.6 AC. +/-
LAKE TRACT	5.7 AC. +/-
AMENITY TRACT	1.2 AC. +/-
ROADWAY / PAVEMENT	3.1 AC. +/-
OUTDOOR STORAGE / DOG PARK / PICKLE BALL COURTS	2.6 AC. +/-
INDIGENOUS / PRESERVE	4.9 AC. +/-
BUFFERS / OTHER OPEN SPACE	3.5 AC. +/-
TOTAL SITE AREA	35.6 AC.

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
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.

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	5/27/20
2	REVISED PER COUNTY COMMENTS	05/19/20
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	09/23/21
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	5/27/22
11	REVISED VISUAL SCREEN AT NE CORNER OF PROPERTY	9/20/22

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