RECEIVED 10/1/19 VILLAGE OF ESTERO

LEGEND

- INDIGENOUS PRESERVE
- LAKE
- BUFFER
- ENHANCED BUFFER
- FENCE / WALL
- POINT OF INGRESS / EGRESS
- POINT OF INTERNAL OR SECONDARY INGRESS / EGRESS
- R — RESIDENTIAL AREA
- C — COMMERCIAL AREA
- H/R — HOTEL OR RESIDENTIAL AREA
- B — LEE TRAN BUS STOP
- 1 — DEVIATION REQUEST LOCATION

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:

NON-RESIDENTIAL USE - 5.85 AC. x 30% = 1.75 AC.

RESIDENTIAL USE - 35.99 AC. x 40% = 14.40 AC.
TOTAL = 16.15 AC.

REQUIRED INDIGENOUS:

50% OF REQUIRED OPEN SPACE
REQUIRED OPEN SPACE = 16.15
16.15 x 50% = 8.07 AC.

PROVIDED OPEN SPACE:

COMMERCIAL OUTPARCELS (10%)	0.52 AC.
RESIDENTIAL AREA	7.59 AC.
INDIGENOUS / OPEN SPACE AREA #1	4.08 AC.
INDIGENOUS / OPEN SPACE AREA #2	3.96 AC.
TOTAL OPEN SPACE	16.15 AC.

PROVIDED INDIGENOUS:

INDIGENOUS / OPEN SPACE AREA #1
0.06 AC. (NO CREDIT)
3.34 AC. (WITH 10% CREDIT)
INDIGENOUS / OPEN SPACE AREA #1 TOTAL = 3.40 AC. (WITH CREDIT)

INDIGENOUS / OPEN SPACE AREA #2
0.03 AC. (NO CREDIT)
0.55 AC. (WITH 10% CREDIT)
5.14 AC. (WITH 50% CREDIT)
INDIGENOUS / OPEN SPACE AREA #2 TOTAL = 5.72 AC. (WITH CREDIT)

TOTAL PROVIDED = 9.12 AC.

OPEN SPACE BREAKDOWN

LOT	LOT AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	PERCENTAGE OF LOT PROVIDED
RIGHT-OF-WAY (COM / RES)	1.39 AC.	0.49 AC. (30% / 40%)	0.14 AC.	10%
COMMERCIAL OUTPARCELS	5.15 AC.	1.54 AC. (30%)	0.52 AC.	10%
RESIDENTIAL AREA	24.58 AC.	9.83 AC. (40%)	7.05 AC.	28.7%
H/R AREA	2.68 AC.	1.08 AC. (40%)	0.40 AC.	15%
INDIGENOUS PRESERVE AREA 1	4.08 AC.	1.63 AC. (40%)	4.08 AC.	100%
INDIGENOUS PRESERVE AREA 2	3.96 AC.	1.58 AC. (40%)	3.96 AC.	100%
TOTAL	41.84 AC.	16.15 AC.	16.15 AC.	

NOTE: 1.13 ACRES ASSOCIATED WITH THE EXISTING ACCESS EASEMENT FOR CORKSCREW WOODLANDS BLVD. EXCLUDED FROM OPEN SPACE / INDIGENOUS CALCULATIONS.

RESIDENTIAL / HOTEL BUINDING HEIGHT

THE MAXIMUM STRUCTURE HEIGHT IS 4 STORIES OR 50 FEET. AN ADDITIONAL 5 FEET SHALL BE ALLOWED FOR ARCHITECTURAL FEATURES.

PHASING SCHEDULE

PHASE	PARCEL / DEVELOPMENT
PHASE 1 (2019)	FRONTAGE ROADWAY (MAIN STREET), CORKSCREW/ESTERO TOWN COMMONS TRAFFIC SIGNAL AND PRESERVE AREAS
PHASE 2A (2020-2022)	RESIDENTIAL DEVELOPMENT
PHASE 2B (2020-2022)	INITIAL COMMERCIAL DEVELOPMENT
PHASE 3 (2022-2025)	COMMERCIAL BUILD-OUT
PHASE 4 (2022-2024)	HOTEL DEVELOPMENT

PHASING NOTES:

1. THE INITIAL RESIDENTIAL DEVELOPMENT ORDER SHALL INCLUDE ALL PERIMETER BUFFERS AND ANY WORK ASSOCIATED WITH THE INDIGENOUS PRESERVES.
2. THE COMMERCIAL BUILDINGS MAY DEVELOP SEPARATELY OVER TIME.

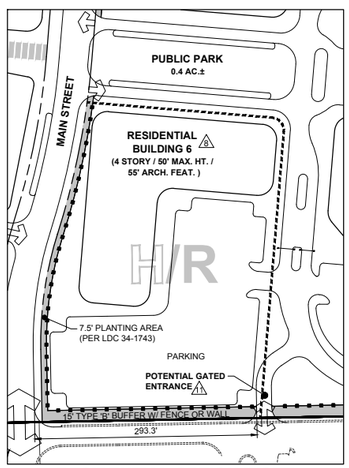
DEVELOPMENT SCHEDULE:

COMMERCIAL AND / OR RETAIL
MAXIMUM 60,000 SF OF COMMERCIAL AND / OR RETAIL USES
MAXIMUM 120 HOTEL ROOMS

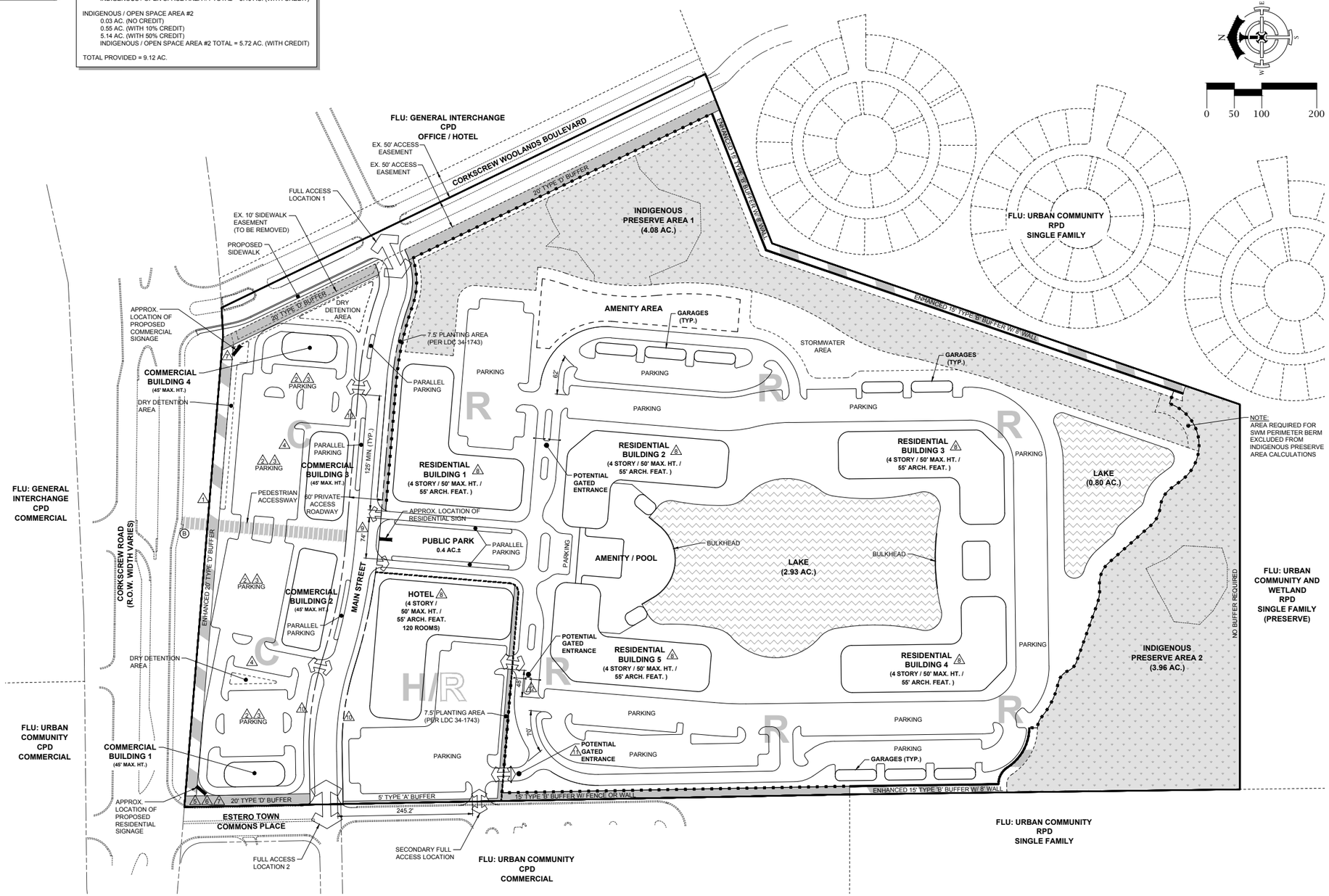
RESIDENTIAL
MAXIMUM 350 MULTI-FAMILY DWELLING UNITS

NOTES:

1. INDIGENOUS CREDIT: PER LDC 10-415(b)(3)a. A 150% CREDIT WILL BE GIVEN FOR PRESERVES WITH A MINIMUM WIDTH OF 100 FEET AND MINIMUM AREA OF 3 ACRES AND 110% CREDIT WILL BE GIVEN FOR PRESERVES WITH A MINIMUM WIDTH OF 50 FEET AND MINIMUM AREA OF 1/2 ACRE.
2. TOTAL AREA EXCLUDES EXISTING CORKSCREW WOODLANDS BLVD. ROADWAY EASEMENT.
3. THE PROJECT IS LOCATED IN THE ESTERO PLANNING COMMUNITY AND WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ESTERO.
4. UNLESS ALTERNATIVE DESIGN STANDARDS OR DEVIATIONS ARE APPROVED, THIS PROJECT MUST COMPLY WITH THE DESIGN STANDARDS IN THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
5. SERVICE AREAS FOR COMMERCIAL USES SHALL BE FULLY SHIELDED AND ORIENTED AWAY FROM CORKSCREW ROAD AND THE INTERNAL REVERSE FRONTAGE ROAD TO MAXIMUM EXTENT POSSIBLE.



RESIDENTIAL OPTION INSET



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OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
2647 PROFESSIONAL CIRCLE, SUITE 1201
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PROJECT:
ESTERO CROSSING

PLAN REVISIONS

#	DATE	DESCRIPTION

MASTER CONCEPT PLAN

Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21315
Part of Section(s):	35
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

Sheet Number: 1

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