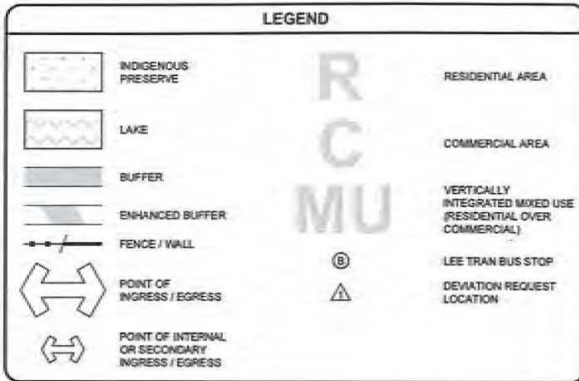


EXHIBIT B



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 = 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
 0.08 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.	0.42 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%)	7.59 AC.	28.7%
MU AREA	2.68 AC.	1.08 AC. (40%)	0.40 AC.	15%
INDIGENOUS PRESERVE AREA 1	4.08 AC.	1.83 AC. (40%)	4.08 AC.	100%
INDIGENOUS PRESERVE AREA 2	3.96 AC.	1.98 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.

PHASING SCHEDULE

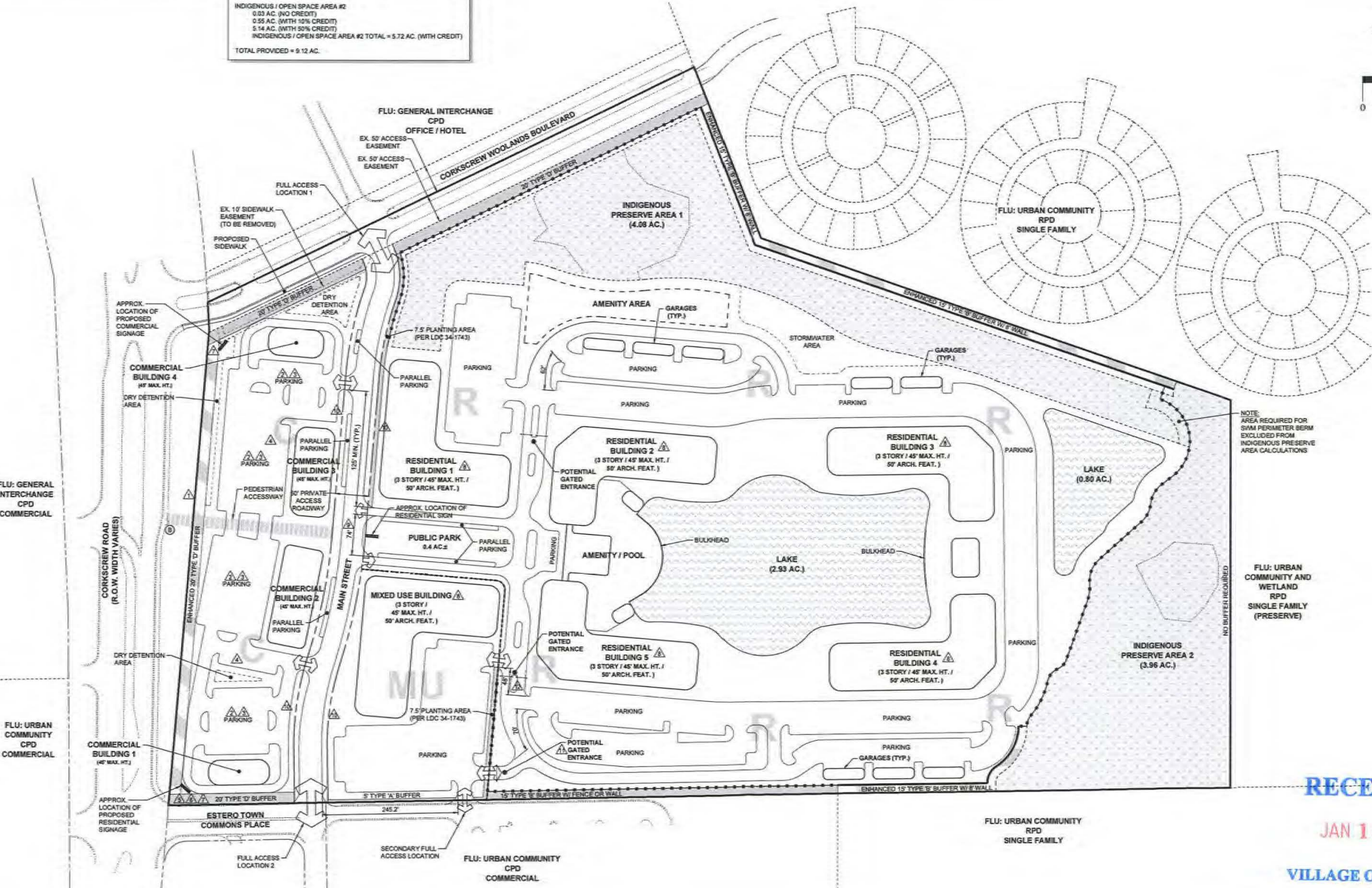
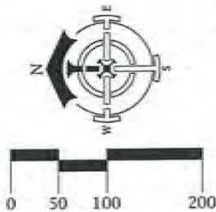
PHASE	PARCEL / DEVELOPMENT
PHASE 1 (2020)	FRONTAGE ROADWAY (MAIN STREET), ASSOCIATED INFRASTRUCTURE AND LANDSCAPING
PHASE 2 (2021)	INITIAL COMMERCIAL DEVELOPMENT (20,000 SF MIN.) INCLUDING ALL PLACEMARKING ON NORTH SIDE OF FRONTAGE ROAD AND PUBLIC PARK
PHASE 3 (2021-2023)	RESIDENTIAL DEVELOPMENT INCLUDING VERTICALLY INTEGRATED MIXED USE BUILDING
PHASE 4 (2022-2024)	REMAINING COMMERCIAL DEVELOPMENT

PHASING NOTES:
 1. THE INITIAL RESIDENTIAL DEVELOPMENT ORDER SHALL INCLUDE ALL PERMETER 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 50,000 SF OF COMMERCIAL AND / OR RETAIL USES
RESIDENTIAL
MAXIMUM 305 MULTI-FAMILY DWELLING UNITS

- ### NOTES:
- INDIGENOUS CREDIT: PER LDC 16-415(3)(b), A 150% CREDIT WILL BE GIVEN FOR PRESERVES WITH A MINIMUM WIDTH OF 100 FEET AND MINIMUM AREA OF 3 ACRES AND 100% CREDIT WILL BE GIVEN FOR PRESERVES WITH A MINIMUM WIDTH OF 50 FEET AND MINIMUM AREA OF 1.0 ACRE.
 - TOTAL AREA EXCLUDES EXISTING CORKSCREW WOODLANDS BLVD. ROADWAY EASEMENT.
 - THE PROJECT IS LOCATED IN THE ESTERO PLANNING COMMUNITY AND WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ESTERO.
 - UNLESS ALTERNATIVE DESIGN STANDARDS OR DEVIATIONS ARE APPROVED, THIS PROJECT MUST COMPLY WITH THE DESIGN STANDARDS IN THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
 - 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.



DELISI FITZGERALD, INC.
 Planning - Engineering - Project Management

Florida Certificate of Authorization
 Engineering LB #26978

1605 Hendry Street
 Fort Myers, FL 33901
 (239) 418-0691
 (239) 418-0692 fax

OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
 2647 PROFESSIONAL CIRCLE, SUITE 1201
 NAPLES, FL 34119
 (239) 992-7344

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

RECEIVED
 JAN 14 2020
VILLAGE OF ESTERO

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