



CONCEPTUAL LAND USE BREAKDOWN:

	ACRES
Buildings	1.89 AC
Parking / Sidewalk / Pool / Green Space	4.73 AC
TRACT 1A TOTAL	6.62 AC

CONCEPTUAL OPEN SPACE:

Open Space Required	6.62 AC x 30% = 1.99 AC
Open Space Provided	1.99 AC

PROPOSED INTENSITY:

Residential - MF (Rental Apartments)	200 UNITS
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REQUESTED DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-291(3) requirement, that residential developments of more than five acres must provide more than one means of ingress or egress for the development, to allow for one point of ingress and egress into the development with one emergency access as depicted on Conceptual Site Plan.
2. Deviation (2) seeks relief from the LDC §34-2020(a) requirement to provide a minimum of two (2) parking spaces per multiple-family unit, to allow the parking standard as shown on the Conceptual Site Plan.
3. Deviation (3) has been withdrawn.
4. Deviation (4) has been withdrawn.
5. Deviation (5) has been withdrawn.

	REQUIRED PARKING	
200 Multifamily Units	@ 1.5 space per unit	= 350
3,500 SF Private Recreation Area	@ 3.5 spaces / 1,000 SF	= 12
1,650 SF Office	@ 1.0 space / 350 SF	= 5
Total Parking Required		= 367
*PROVIDED (Paved)		= 371 (Incl. 9 A.D.A. spaces)
**PROVIDED (Reservation)		= 12
TOTAL PROVIDED		= 383

* In-building Parking Spaces = 163; Standard parking lot spaces = 208
 ** Reservation of 12 off-street parking spaces to be set aside for future use. Spaces will be used as landscaped open space until such time as they are needed. The reserved parking spaces do not count towards minimum open space requirements. Drainage facilities will be calculated and built as though the reserved parking areas were impervious surfaces. The exact location and configuration of these reserved spaces will be evaluated during review of the development order.



CONCEPTUAL BUILDING ELEVATION

NUMBER	REVISIONS	DATE
4		
3		
2	REVISION PER VILLAGE REVIEW	11-18-2016
1	REVISION PER VILLAGE REVIEW	07-25-2016

COCONUT POINT TRACT-1A
LEE COUNTY, FLORIDA

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1"=40'



6200 Whiskey Creek Drive
 Fort Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

CONCEPTUAL SITE PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW:	CAD FILE NAME:	DRAWING NO.:
RICHARD E. BRYLANSKI, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #42339 DATE: November 22, 2016	16011.CSP	
	PROJECT NO.:	SHEET NO.:
	2016011	1

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