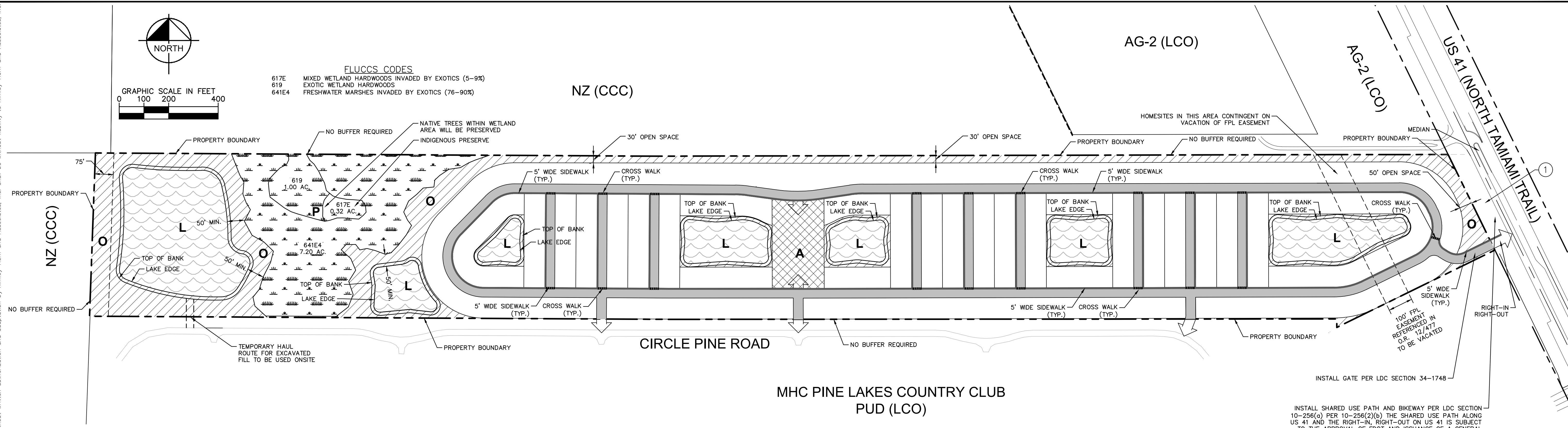


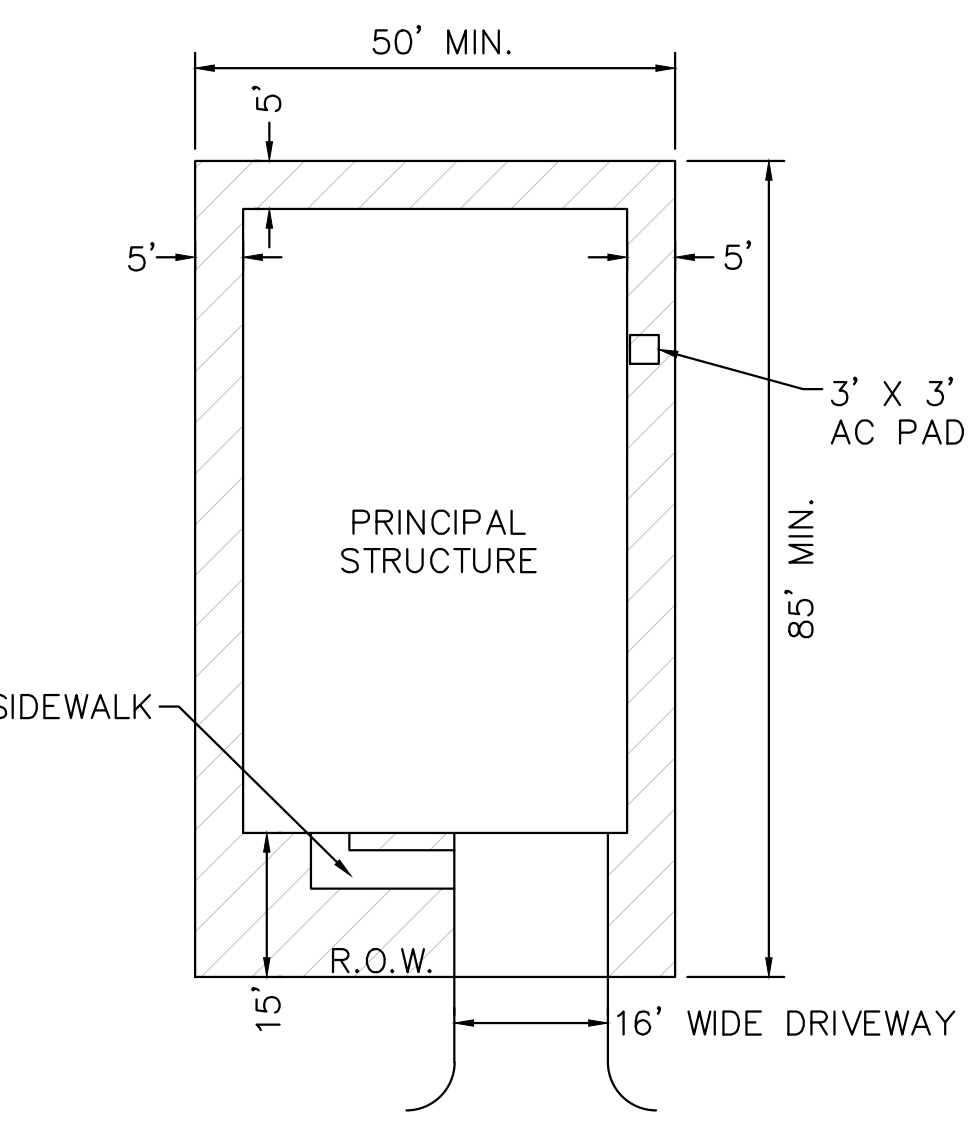
Plotted By: Anderson, Paul C. Sheet: Sst:kha_Layout:MCP - July 16, 2021 12:52:12pm. K:\FTM_Civil\048231100 - ELS French Parcel\CAD_Exhibits\2021-07-16_MCP\MCP.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

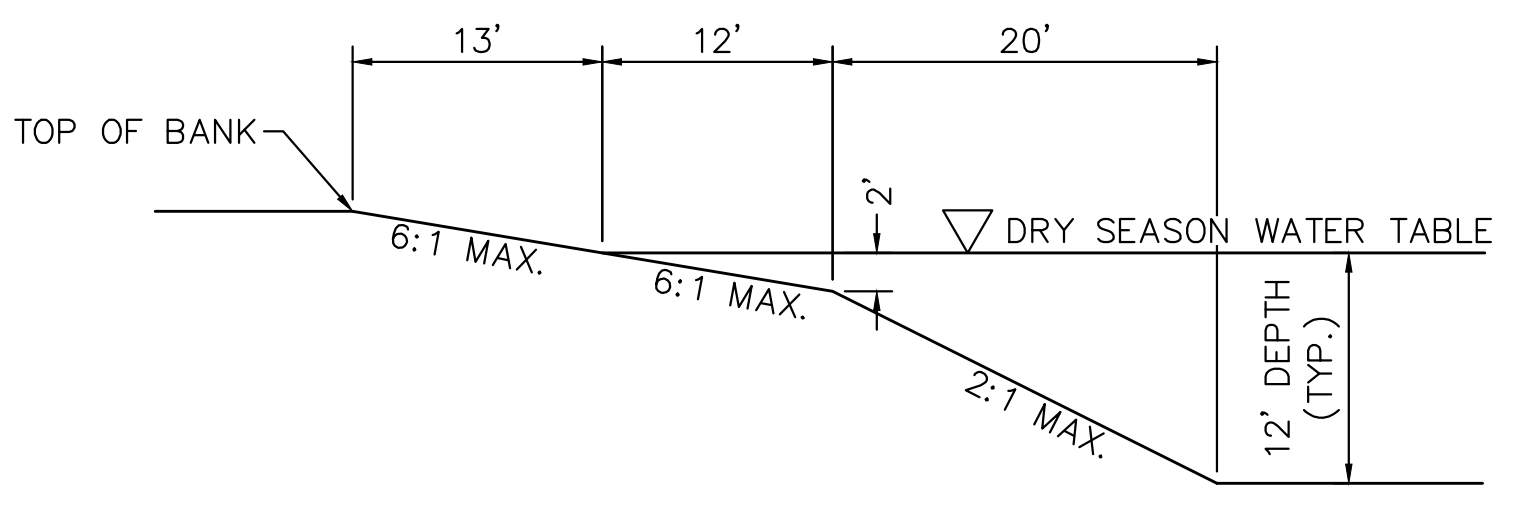
- 40' WIDE PRIVATE ROAD EASEMENT WITH CLOSED DRAINAGE
 - PRESERVED WETLANDS
 - COMMON OPEN SPACE
 - AMENITY AREA
 - LAKES
 - FPL EASEMENT
 - DEVIATION REQUEST
- NOTE:**
 AMENITY AREA FACILITIES MUST COMPLY WITH THE PARKING REGULATIONS SET FORTH IN LDC SECTIONS 10-260(a) AND 34-2001 THRU 34-2053 OR THE THEN CURRENT LDC PARKING REGULATION AT TIME OF DEVELOPMENT

PRIVATE OPEN SPACE DIAGRAM (N.T.S.)



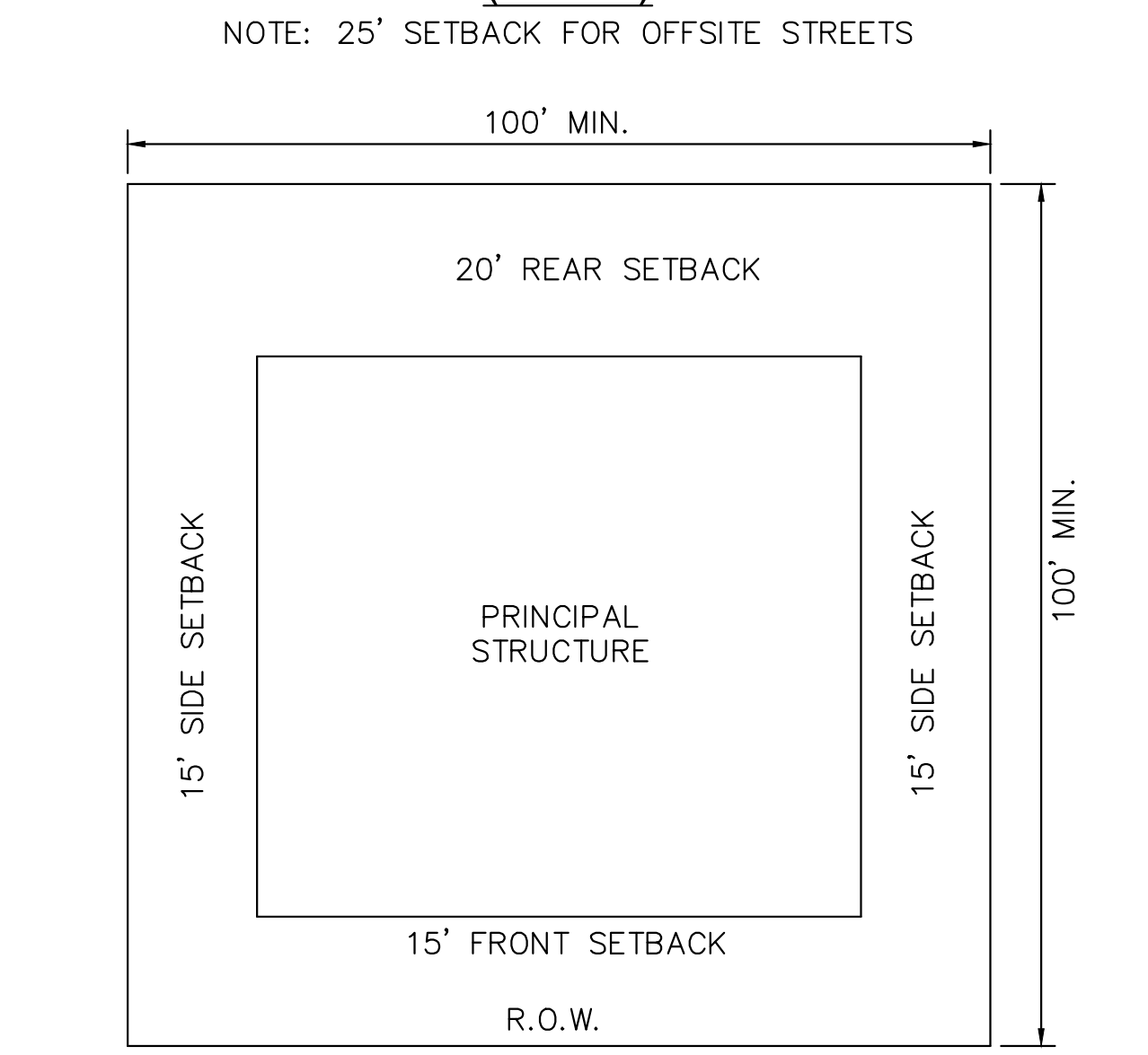
MIN. LOT AREA = 4,250 SF
 MAX. BUILDING AREA = 2,600 SF
 DRIVEWAY AREA = 240 SF
 SIDEWALK AREA = 70 SF
 AC PAD AREA = 9 SF
 AREA AVAILABLE FOR PRIVATE OPEN SPACE = 1,331 SF
 MIN. 10% ONSITE OPEN SPACE = 425 SF

PRIVATE OPEN SPACE (TYP.)

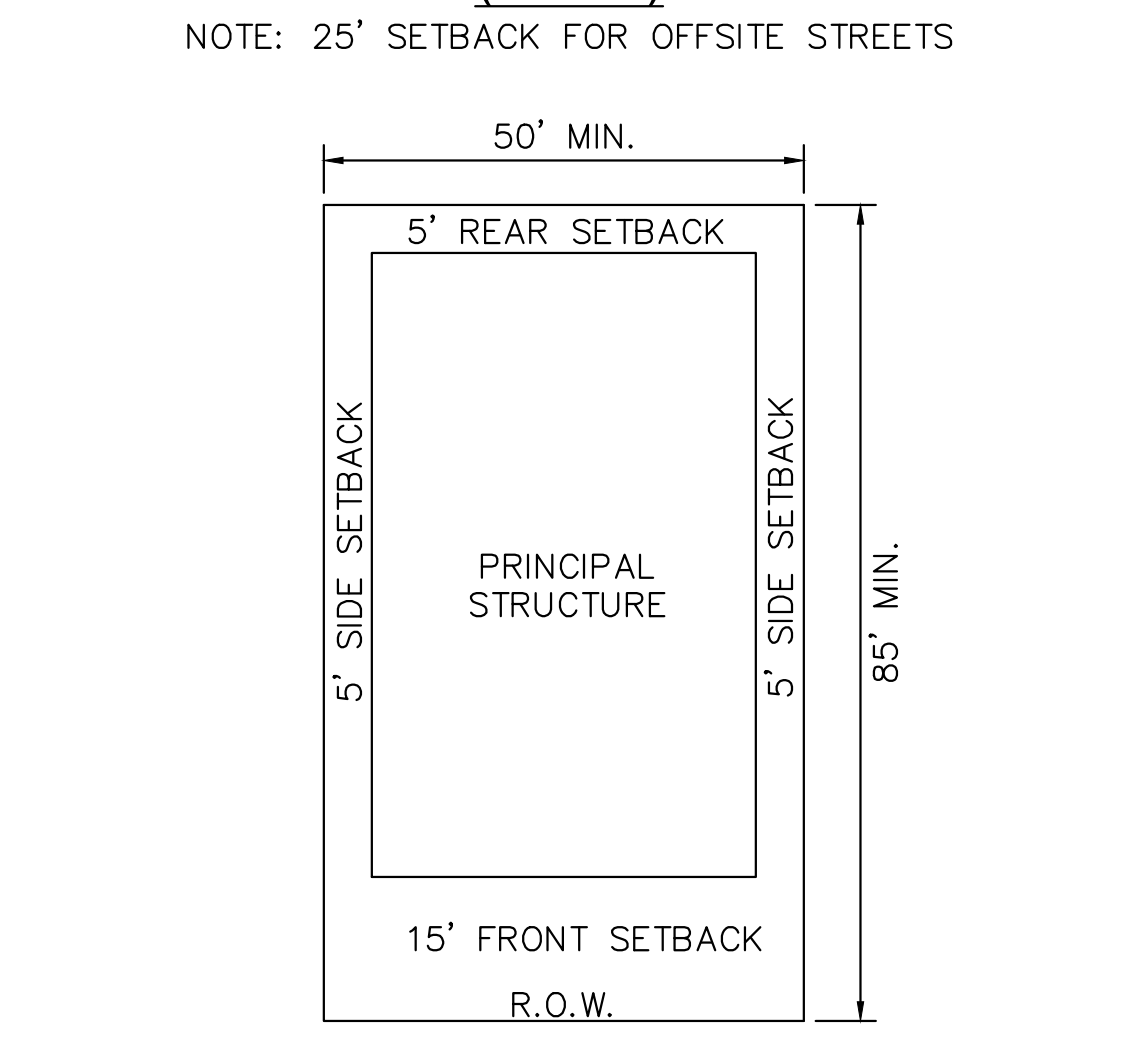


TYPICAL LAKE SECTION
N.T.S.

TYPICAL NON-RESIDENTIAL SITE INFORMATION (N.T.S.)



TYPICAL RESIDENTIAL SITE INFORMATION (N.T.S.)



LAND USE SUMMARY

SITE DATA SUMMARY	
USE	AREA (AC)
PRESERVE	8.52
ROADWAY	11.39
LAKES	11.09
RESIDENTIAL SITES	37.96
AMENITY AREA	1.70
COMMON OPEN SPACE	12.70
TOTAL	83.36

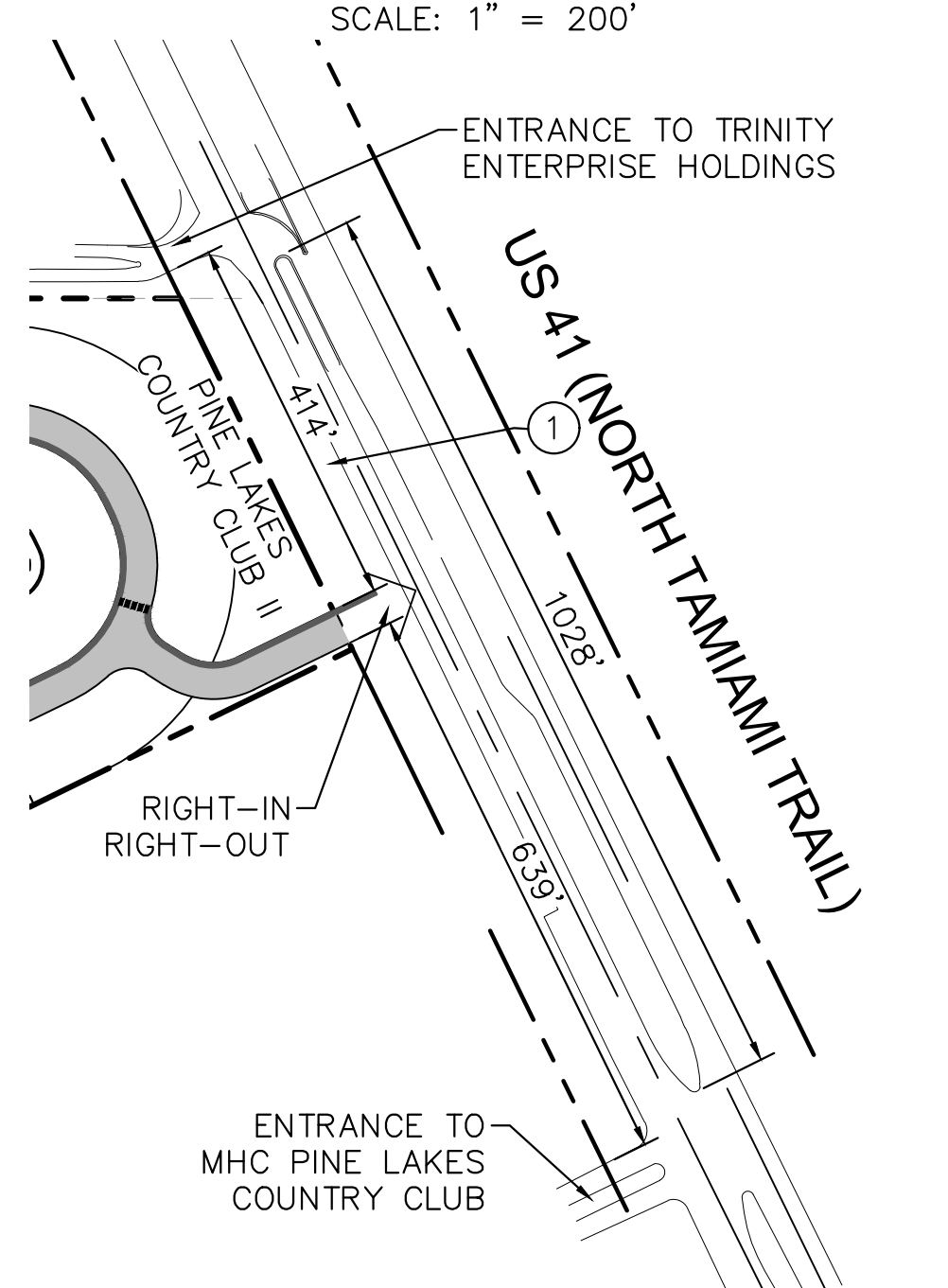
OPEN SPACE SUMMARY	
REQUIRED	
OPEN SPACE REQUIREMENTS: 30% OF PROJECT AREA AS COMMON OPEN SPACE WITH 10% ADDITIONAL OPEN SPACE TO BE DISTRIBUTED AS PRIVATE OPEN SPACE WITHIN INDIVIDUAL RESIDENTIAL SITES.	
OPEN SPACE REQUIRED	83.36 AC X 0.40 = 33.34 AC
INDIGENOUS PRESERVE REQUIRED	33.34 AC X 0.50 = 16.67 AC
INDIGENOUS LAND USE AREA AVAILABLE	0.32 AC
PROVIDED	
LAKES*	8.33 AC
INDIGENOUS PRESERVE	0.32 AC
OTHER PRESERVE	8.20 AC
COMMON OPEN SPACE	12.70 AC
PRIVATE OPEN SPACE	3.79 AC
TOTAL OPEN SPACE PROVIDED	33.34 AC.

* LAKES CAN PROVIDE UP TO 25% OF REQUIRED OPEN SPACE THEREFORE OF THE 11.09 AC. OF LAKES ONLY 8.33 AC. IS USED TO PROVIDE OPEN SPACE.

SETBACK TABLE	
TYPICAL NON-RESIDENTIAL SITE	
FRONT SETBACK	15'
REAR SETBACK	20'
SIDE SETBACK	15'
TYPICAL RESIDENTIAL SITE	
FRONT SETBACK	15'
REAR SETBACK	5'
SIDE SETBACK	5'
EXCAVATION SETBACKS	
LOCAL STREET EASEMENT	25'
ARTERIAL OR COLLECTOR STREET	50'

NOTE: ALL EXCAVATION SETBACKS ARE MEASURED FROM THE MEAN HIGH WATER

ADJACENT ACCESS POINT DETAIL



NO.	REVISIONS	DATE	BY

Kimley-Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901
 PHONE: 239-271-2650 FAX: 941-379-4352
 WWW.KIMLEY-HORN.COM REGISTRY NO. 696

KHA PROJECT 048231100
 DATE JULY 2021
 SCALE AS SHOWN
 DESIGNED BY
 DRAWN BY
 CHECKED BY

MASTER CONCEPT PLAN

PINE LAKES COUNTRY CLUB II
 PREPARED FOR EQUITY LIFESTYLE PROPERTIES, INC.
 LEE COUNTY FLORIDA