ADD2014-00076 Lee County ePlan

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

June 20, 2014

Mr. Tony Palermo, AICP
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

RE: Cypress Walk (FKA Cobblestone)
ADD2014-00076

Dear Mr. Palermo:

Enclosed please find responses to your insufficiency letter dated May 7, 2014. The following information has been provided to assist in the review and approval:

1. One (1) copy of the comment response letter;
2. One (1) copy of the revised Master Concept Plan (24"X36");
3. One (1) copy of the revised Project Narrative;
4. One (1) copy of the revised Schedule of Deviations & Justifications; and
5. One (1) copy of the revised Conditions.

The following is a list of Lee County comments with our responses in bold:

LC Development Services Comments- Reviewed by:

1. The request for PUE relief is not appropriate at this juncture. Deviations related to size, number and location of project PUEs are the subject of §10-355(f). Specifically, the section provides that "reduction or waiver of the utility easement requirements may only be addressed at time of local development order review and platting, as applicable.

   RESPONSE: The above referenced deviation has been removed from the Administrative Amendment request. Please refer to the revised Schedule of Deviations & Justifications enclosed. This request will be handled via the companion Development Order application (DOS2005-00341).

2. As for the lake slope deviation request, the LDC change to 6:1 slopes is based upon a clear history of 4:1 lake bank slope erosion. I do not favor approval of deviations from lake-bank slope requirements for new developments where an HOA will be faced with perpetual operation and maintenance of the storm water management systems.

   RESPONSE: Please refer to the revised Master Concept Plan and Schedule of Deviations & Justifications enclosed, which provide further justification for the deviation.

ADD2014-00076 Lee County ePlan

3. Deviation request #1: From LDC section 10-296(p)(1) Cul-de-sacs:DS staff has no objection provided the Fire District signs off before issuance of DO.

   RESPONSE: The proposed dead-ends are well below the maximum permitted dead-ends per the Fire Code, and have been approved for other similar projects, including Villa Palmeras (AKA Midtowne Estero).

4. Deviation request #2: From 10-329(d)(4): Lake bank slopes to 4:1. Note that it is unclear where the 4:1 slopes are proposed. Please revise the plans to reflect the scope of the steeper slopes. Staff finds no compelling reason to support a deviation request where the property is vacant and undeveloped. Please clarify and enhance your deviation justification.

   RESPONSE: While the property is vacant it is constrained by existing conservation easements and preserve areas. In accordance with the cross section on the revised MCP, herbaceous plants are provided along all TRMs. As shown on the landscape plans submitted with the companion Development Order application (DOS2005-00341), the herbaceous plants are proposed in addition to the required littoral plantings per the LDC and Condition 16. This enhancement meets the intent of LDC Section 10-329(d) to mitigate erosion in support of the 4:1 lake bank slope.

5. Deviation request #3: From 10-355(a)(1) PUEs on both sides of the road DS staff has no objection, provided a sign off from the public utility providers is provided prior to DO approval pursuant to 10-355(f).

   RESPONSE: The above referenced deviation has been removed from the Administrative Amendment request. Please refer to the revised Schedule of Deviations & Justifications enclosed. This request will be handled via the companion Development Order application (DOS2005-00341).

6. Deviation request #4: From 30-152(2)(a)(1)(i) Sign setback DS does not object provided required visibility triangle is not impacted. Please show on the plans.

   RESPONSE: So noted.

7. Deviation request #5: From 30-152(2)(b) Monument sign size: No comment.

   RESPONSE: So noted.

8. Deviation request #6: From 10-152(2)(d)(1) Sign name: No comment.

   RESPONSE: So noted.

9. Deviation request #7: From 10-415(b)(1)(c) Preserve setback: No comment.

   RESPONSE: So noted.

ADD2014-00076 Lee County ePlan

10. Deviation request #8: From 34-1748(5) SU30 turn around at the gatehouses. The lack of adequate turn-around is problematic and there is no apparent justification in newly designed projects. The preserves could be redrawn, unless already conveyed out of ownership. Please provide additional justification to support the deviation request.

    RESPONSE: Please refer to the revised Schedule of Deviations. The Applicant utilizes entry gates systems that have 24/7 support via a phone system accessible to all vehicles entering the community. The Applicant is amenable to conditioning approval of this deviation upon the provision of such a system that allows the gates to be opened and closed at any time if a SU truck needs to turn around.

    Please also note this is not a newly designed project, and has an existing development footprint constrained by conservation easements and preserve areas. For these reasons the deviation is appropriate for this specific project, and is adequately mitigated pursuant to the above operational measures.

LC Environmental Sciences Comments- Reviewed by: Beth Workman

1. Condition 16 language revisions – The revised language only proposes the 2800 littoral plants for the larger lake and doesn't address the littorals for the smaller lake. The intent of the original condition was to provide 1,000 littorals in the smaller lake and 1800 littorals in the larger lake. The second sentence should not change and the lake acreages for each lake adjacent to the preserves would change.

   RESPONSE: Please refer to the revised Project Narrative. The intent of the condition to provide for enhanced littorals where adjacent to restored areas under conservation easement. Per discussions with Environmental Sciences Staff, the Applicant has clarified that the large, central lake totaling 3.23+/-acres is the only lake that is adjacent to restored areas under conservation easement. As such, all enhanced plantings required per this condition have been applied to this lake. The other smaller lakes are not adjacent to restored areas under conservation easement due to the revised layout. Therefore, the condition is no longer applicable to these smaller lakes. The intent of the condition to provide for enhanced littorals where adjacent to restored areas under conservation easement has been met through the proposed language revisions.

2. Requested Deviation #2 Lake Bank Slopes—please indicate on the MCP where the TRM's are being proposed. The TRM's are pending approval by the Development Services Director to deviate to 4:1 slopes.

   RESPONSE: The TRMs are shown in hatching along the applicable lake bank slopes.

3. Requested Deviation #2 Lake Bank Slopes—please provide a proposal for enhanced littoral shelf per LDC 10-329(d) (4). This of course is pending approval by the Development Services Director to deviate to 4:1 slopes.

ADD2014-00076 Lee County ePlan

RESPONSE: In accordance with the cross section on the revised MCP, herbaceous plants are provided along all TRMs. As shown on the landscape plans submitted with the companion Development Order application (DOS2005-00341), the herbaceous plants are proposed in addition to the required littoral plantings per the LDC and Condition 16. This enhancement meets the intent of LDC Section 10-329(d) to mitigate erosion.

4. As a reminder, if Development Services Director approves the 4:1 sloping a compaction report and storm drains must be provided as part of the justification to use alternative lake bank slopes and TRM's.

   RESPONSE: So noted. Please refer to the revised Schedule of Deviations & Justifications.

5. Requested Deviation #7 Preserve setback—The Fire Marshall needs to sign off on this deviation request. The code required setbacks are in line with the State of Florida Fire Codes. Please provide ES staff with a written statement from the Fire Marshall.

   RESPONSE: The above referenced deviation has been removed from the Administrative Amendment request. Please refer to the revised Schedule of Deviations & Justifications enclosed.

LC Zoning Comments—Reviewed by: Tony Palermo

1. Deviation 1 will require fire department approval. Can you get them to sign off first? If not we can condition it.

   RESPONSE: The proposed dead-ends are well below the maximum permitted dead-ends per the Fire Code, and have been approved for other similar projects, including Villa Palmeras (AKA Midtowne Estero).

2. Deviation 3 – we can support if there are letters of no objection. We can condition this too if you don't have letters in hand.

   RESPONSE: As noted above, the Deviation 3 has been removed from the Administrative Amendment request. Please refer to the revised Schedule of Deviations & Justifications enclosed. This request will be handled via the companion Development Order application (DOS2005-00341).

3. The gate deviation cannot be approved. Perhaps if there is more detail for each entrance for review by development services staff.

   RESPONSE: Please refer to the revised Schedule of Deviations. The Applicant utilizes entry gates systems that have 24/7 support via a phone system accessible to all vehicles entering the community. The Applicant is amenable to conditioning approval of this deviation upon the provision of such a system that allows the gates to be opened and closed at any time if a SU truck needs to turn around.

ADD2014-00076 Lee County ePlan

If you have any further questions, please do not hesitate to contact me directly at (239) 405-7777 ext. 207, or alexisc@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosures

cc: Michael Greenberg, Neal Communities of Southwest Florida, LLC

ADD2014-00076 Lee County ePlan

WALDROP ENGINEERING
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CYPRESS WALK (FKA COBBLESTONE)
PROJECT NARRATIVE

Cypress Walk (FKA Cobblestone RPD) is a 50+/- acre residential project located at the northwest corner of Ben C Pratt Six Mile Cypress Parkway and Penzance Boulevard in unincorporated Lee County, Florida. The project is approved for 216 dwelling units (including single-family and multi-family dwelling types) and accessory uses pursuant to Zoning Resolution Z-05-057.

The Applicant is requesting Staff approval of an administrative amendment to the RPD to allow for the following modifications to Z-05-057:

1. Amend site development regulations associated with single-family dwelling types, contained in Condition 1. The modified single-family development regulations are consistent with other RPD approvals throughout the County, and allow for the development of smaller single-family lots in accordance with market demand. No changes are proposed to the site development regulations for the other approved dwelling types.

2. Amend Condition 4 regarding model homes internal to the project. The proposed amendments will allow for a maximum of 6 model homes within the community, allow for models with the same floor plan, and shift the hours of operation. The Applicant is requesting additional flexibility due to the significant changes in the real estate market since the RPD was originally approved.

3. Amend Conditions 11, 12 and 14 to correct the preserve acreages. The Applicant is not proposing any changes to the approved configuration and size of the preserve areas. However, through the process of updating the Master Concept Plan, it was noted that the existing zoning approval did not provide the exact acreage per the Auto Cad line work. The intent is to mitigate any issues at the time of Development Order review resulting from these calculation errors.

4. Amend Condition 16 to revise the location of enhanced littorals to comply with the newly proposed lake configuration. The intent of the original condition was to provide for enhanced littorals where lake banks are adjacent to restored areas under conservation easement. The large, central lake totaling 3.23+/-acres is the only lake that is adjacent to restored areas under conservation easement pursuant to the new design, and the two (2) smaller lakes are not adjacent to restored areas under conservation easement. Therefore, the condition is no longer applicable to these smaller lakes, and the intent of the condition to provide for enhanced littorals where adjacent to restored areas under conservation easement has been met through the proposed language revisions. Additionally, no reduction to the plantings has resulted from the revised verbiage proposed.

ADD2014-00076 Lee County ePlan

5. Due to the proposed changes to the MCP, the lakes and acreages referenced in this condition no longer apply. The Applicant is proposing to provide the enhanced littorals within the large, central lake in accordance with this condition. No changes are proposed to the planting list or number of required littoral plantings.

6. Amend Condition 21 relating to the construction timing of the sidewalk along Penzance Blvd., to allow the sidewalk to be installed prior to issuance of the Certificate of Occupancy (CO) for the 50th residential unit, or a payment in lieu in accordance with the LDC. The current condition requires installation of the sidewalk prior to the issuance of CO for residential structures. The roadway improvements to Six Mile Cypress Parkway have created significant design constraints for the sidewalk connection, which will require additional time for design and permitting. Additionally, the Applicant is proposing an elevated boardwalk system in lieu of a sidewalk constructed at grade, in order to avoid impacts to the wetlands along the Property's southern property line. The boardwalk system will require permitting by the Army Corps of Engineers, which may take several months for approval. Therefore, the Applicant is requesting the trigger for installation of the sidewalk be delayed to provide the necessary time to design and permit the sidewalk/boardwalk system.

As outlined in the Schedule of Deviations and Justifications, the Applicant is seeking seven (7) deviations for two (2) dead-end streets, 4:1 lake bank slopes, and design flexibility for the project's signage and entry gates. The proposed deviations will allow for enhanced design flexibility within the project, and will not impact public health, safety or welfare.

In accordance with LDC §34-380, the above requests does not propose an increase to height, density or intensity within the development. Similarly, the amendment will not result in the substantial underutilization of public resources and infrastructure committed to the support of the development, will not reduce total open space, buffering, landscaping and preservation areas, and will not adversely impact surrounding land uses.

Based upon this application's compliance with all other conditions in Z-05-057, the Lee Plan, and administrative thresholds set forth in §34-380, the Applicant respectfully requests staff approval of the proposed administrative amendments to the RPD.

ADD2014-00076 Lee County ePlan

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CYPRESS WALK (FKA COBBLESTONE)
DEVIATIONS & JUSTIFICATIONS NARRATIVE

REVISED JUNE 2014

1. **Deviation from LDC Section 10-296(p)(1), which requires dead-end streets to be closed on one end by a circular turnaround, to allow for two (2) dead-end streets without circular turnarounds as shown on the site plan.**

   JUSTIFICATION: The two (2) proposed dead-end streets allow for appropriate vehicular access to the residential units, and are requested due to the unique configuration of the parcel boundary. The proposed design will allow the Applicant to maximize on-site preserve, restoration, and open space areas in excess of the LDC requirements, while facilitating this irregularly shaped development area. Each proposed dead-end street is less than 150 feet in length, and serves a relatively smaller number of lots. The proposed dead-ends are less than the maximum length allowed per FFPC NFPA 1, 18.2.3.4.4. Therefore, approval of the proposed deviation will not negatively impact public health, safety and welfare, and will address the unique site configuration due to permitted on-site preserve areas.

2. **Deviation from LDC Section 10-329(d)(4), which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table; to allow for a minimum ratio of 4:1.**

   JUSTIFICATION: The subject property is a master-planned community that is constrained by on-site wetland preserve areas. The proposed 4:1 lake bank slope is consistent with previous approvals, and has been proven adequate with appropriate construction standards and lake maintenance measures. As shown on the cross section on the enclosed MCP, turf reinforcement mats (TRM) and enhanced herbaceous plantings are proposed to mitigate lake bank erosion in accordance with the slope protection measures set forth in LDC Section 10-329(d)(4). TRM and herbaceous plantings will be provided on all lake bank proposed at the 4:1 slope. These areas are clearly identified on the enclosed MCP. Where applicable, gutters constructed on the back portion of the proposed dwelling units will be piped to the lakes in areas of the 4:1 lake bank slopes to further mitigate erosion.

   On the large, central lake, the 4:1 slope is only proposed on the eastern side of the lake where the deviation symbol is denoted. A littoral shelf with enhanced littoral plantings is proposed along the western side of the lake in accordance with Condition 16.

3. **Deviation from LDC Section 30-152(2)(a)(1)(i), which requires ground-mounted sign located in the median strip of the entrance to be setback a minimum of 15 feet from the right-of-way of**

ADD2014-00076 Lee County ePlan

the public access road and a minimum of five feet from the edge of the pavement of the entrance and exit lanes, to allow for a 5' setback from the right-of-way.

JUSTIFICATION: The eastern property line that fronts on Six Mile Cypress Parkway is setback 75+/-feet from the edge of pavement. The above LDC requirement is onerous in this specific case due to the expansive right-of-way along Six Mile Cypress Parkway. Due to the significant setback between the property line and the roadway, the reduced right-of-way setback for the entry sign will not negatively impact public health, safety or welfare, and will help identify the community to visitors and residents.

4. **Deviation from LDC Sec. 30-152(2)(b), which allows one additional permanent wall or ground-mounted sign for identification purposes only along each boundary line of the development which exceeds 2,000 feet in length, to allow one (1) identification sign at the corners of Ben C Pratt Six Mile Cypress Parkway and Penzance Blvd. not to exceed 32 square feet per sign. The sign content will be limited to the community name and community logo.**

JUSTIFICATION: The Applicant is requesting an additional sign at the corner of an arterial and collector roadway to enhance visibility of the project. Six Mile Cypress Parkway is a four-lane arterial roadway with maximum travel speed of 50 m.p.h. The RPD has approximately 1,300 lineal feet, or ¼ mile of frontage on Six Mile Cypress Parkway. Projects with 2,000 lineal feet of frontage and over 25 units are permitted an additional identification sign up to 105 square feet in area. Due to the reduced frontage, the Applicant is requesting a 32 square foot sign. The additional sign will assist in identifying the community and is an appropriate scale considering the amount of frontage on an arterial roadway. Lastly, the property line is setback 75+/- feet from the edge of pavement of Six Mile Cypress Parkway. This expansive setback also supports the Applicant's request for an additional identification sign, in order to increase the community's visibility.

5. **Deviation from LDC Sec. 30-152(2)(d)(1), which limits to allow the developer name on permanent residential entrance signs.**

JUSTIFICATION: The Applicant is proposing to list their name/logo on the permanent entrance signs below the development name. This format is consistent with the standard Neal Communities has implemented in their projects across Southwest Florida, including Villa Palmeras and Estero Place on Three Oaks Parkway, and is integral to marketing their brand in Lee County. The logo will not detract from the visual appeal of the entry sign, and provides a symbol of quality for prospective buyers. This deviation has been approved in other communities across Lee County, such as the Neal Communities developments listed above, as well as Colonial Oaks on Three Oaks Parkway and The Reserve on Estero Parkway (see Exhibit A attached). Both examples exemplify the County's willingness to allow the developer name on the signage when requested as part of a Planned Development. As such the proposed deviation will not negatively impact public health, safety or welfare.

ADD2014-00076 Lee County ePlan

6. **Deviation from LDC Sec. 34-1748(5), which requires a paved turn-around, having a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) vehicle as specified in the AASHTO Green Book current addition on the ingress side of the gate or gatehouse, to allow for a 27-foot minimum turn radius.**

   JUSTIFICATION: Due to the design constraints of the existing preserves, some of which are under conservation easement, there is not adequate room at the entrances to accommodate the turn radius for SU vehicles. The 27-foot turn radius proposed will allow for a 3-point turn by a SU truck. There is adequate room for passenger vehicles to turn around at the proposed entrance gates, and emergency vehicles will have transponders to enter through the gates as needed. Additionally, the Client will utilize the Envera gate access system which provides access 24 hours a day/7 days per week through a phone system available to all vehicles entering and exiting the site. Therefore, approval of this deviation will not negatively impact public health, safety or welfare.

7. **Deviation from LDC Section 30-152(2)d.2., which allows a maximum sign height of ten (10) feet for permanent residential signs, to allow for a maximum height of twelve (12)** feet.

   The Applicant is requesting additional signage height to enhance visibility of the project and provide additional design flexibility for the entry monument signage. The signage will be setback significantly from the Six Mile Cypress Parkway edge of pavement, thereby precluding impacts to public health, safety or welfare. This deviation is similar to other deviations approved for master-planned communities, and is a nominal increase to the allowable height (20%). The Applicant will utilize a common architectural theme for all signs, both internal to the community and at the entrance to ensure an attractive and cohesive development.

ADD2014-00076 Lee County ePlan

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CYPRESS WALK (FKA COBBLESTONE)
PROPOSED CONDITIONS

REVISED JUNE 2014

The requested amendments to the approved conditions per Z-05-057 are shown below in bold, strike-through/underline format.

1. No changes
2. a. Schedule of Uses – No changes

b. Site Development Regulations

Single Family
Minimum Lot Areas and Dimensions

Lot Area:	~~**6,500**~~ **4,500** square feet
Lot Width:	~~**65**~~ **45** feet
Lot Depth:	100 feet

Minimum Setbacks

Street (external)	25 feet
Street (internal)	20 feet **/10 feet for side loaded garages/10 feet for secondary street setbacks on corner lots**
Side	~~**10**~~ **5** feet
Rear	10 feet
Water Body	~~**25**~~ **20** feet
Preserve	20 feet
Accessory	~~**Per the LDC**~~ **5 feet**
Minimum Building Separation	~~**20**~~ **10 feet**
Perimeter Setback	25 feet
Maximum height	~~**2 stories/**~~**35 feet**
Maximum Lot Coverage	~~**50**~~ **55 percent**

Multi-family, Townhouse, Coach Homes – No changes

ADD2014-00076 Lee County ePlan

Clubhouse and Amenities – No changes

3. No changes

4. Model Units/Temporary Real Estate Sales

a. The number of model homes or model units will be limited to no more than ~~two~~ six within the development at one time.

b. Any model homes or units must be developed within the area identified as "models", "townhouse site" or "model display center" on the approved MCP.

c. ~~Models cannot be of the same floor plan and each must be a distinctly different design.~~

c. Model Display Centers or Model Display Groups must be shown on the development order plans. Parking areas for these uses will be buffered with a single-row hedge and tree canopy for parking areas in accordance with the LDC.

d. Real Estate sales are limited to model units, model homes, model display centers, model display groups, the amenity site and clubhouse.

e. Real estate sales will be limited to the sale of lots or units within the development only.

f. Hours of operation for model units and real estate sales are limited to Monday through Sunday, ~~8:00~~ 9:00 a.m. through ~~8:00~~ 9:00 p.m.

g. Model homes and temporary real estate sales will be valid for a period of up to 3 years form the date of issuance of a certificate of occupancy of a model home in accordance with LDC §34-1954(d)(1).

5-9. No changes

11. Prior to local development order approval, the development order must delineate a minimum of ~~1.99~~ 1.98 acres of native indigenous preservation along Six Mile Cypress Parkway, in significant compliance with the MCP.

12. Prior to local development order approval, the development order must delineate a minimum of ~~7.98~~ 7.77 acres of native indigenous wetland preservation, in significant compliance with the MCP.

13. No changes

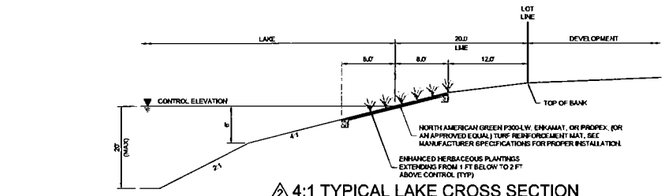
ADD2014-00076 Lee County ePlan

14. Prior to local development order approval, the development order must delineate a minimum of 30.25 acres of open space. Of this, a minimum of 9.97 acres, not including any credits, must be provided in the form of native indigenous preservation, in significant compliance with the MCP. The ~~9.97~~ 9.75 acres must be comprised of the ~~1.99~~ 1.98 acres of native indigenous preservation area and ~~7.98~~ 7.77 acres of native indigenous wetland preservation area referenced in Conditions 11 and 12 above.

16. Prior to development order approval, the lakes must be designed to abut the wetland restoration areas in significant compliance with the MCP. The **planted littoral shelf requirement will be provided on the** lake shoreline~~s~~ on the preserve side of **the 3 +/- acre** lake~~s~~**, which** must be planted with double the required amount of littoral plantings. The plantings must be clustered to provide enhanced foraging areas for wading birds. Table 1 below entitled "Planting List for Littoral Shelf", provides a list of wetland plants native to the Six Mile Cypress Watershed Basin that must be used for the littoral plantings and the plantings specifications. A minimum of four of the six species listed in Table 1 will be planted in **the** littoral zone~~s~~ with a minimum of ~~1,800~~2,800 plants installed ~~at the preserve side of the 2.26acre lake shoreline and a minimum of 1,000 plants installed at the preserve side of the 1.07 acre lake shoreline~~. The developer must create two draw down pools in the wetland preserve area adjacent to the ~~2.26~~3+/-acre lake. The area will be graded to create different elevations for enhanced foraging areas. A plan view and cross sectional view of the draw down pools is attached hereto as Exhibit C. Specific dimensions and elevations for the draw down pools will be determined during permitting with South Florida Water Management District. Table 2 below, entitled "Planting List for Draw Down Pools", provides a list of wetland plants native to the Six Mile Cypress Basin that must be used for the draw down pools and the planting specifications. A minimum total of 1,600 plants must be installed in the two draw down pools.

21. The developer must construct a 5-foot wide off-site sidewalk within the northern eight (8) feet of the Penzance Boulevard right-of-way prior to the issuance of Certificate~~s~~ of Occupancy for **the 50th** residential structure~~s~~**.** The sidewalk must be constructed from the project entrance onto Penzance Boulevard to the intersection of Penzance with Ben C. Pratt Six Mile Cypress Parkway. The sidewalk must be maintained in perpetuity by Lee County.

ADD2014-00076 Lee County ePlan



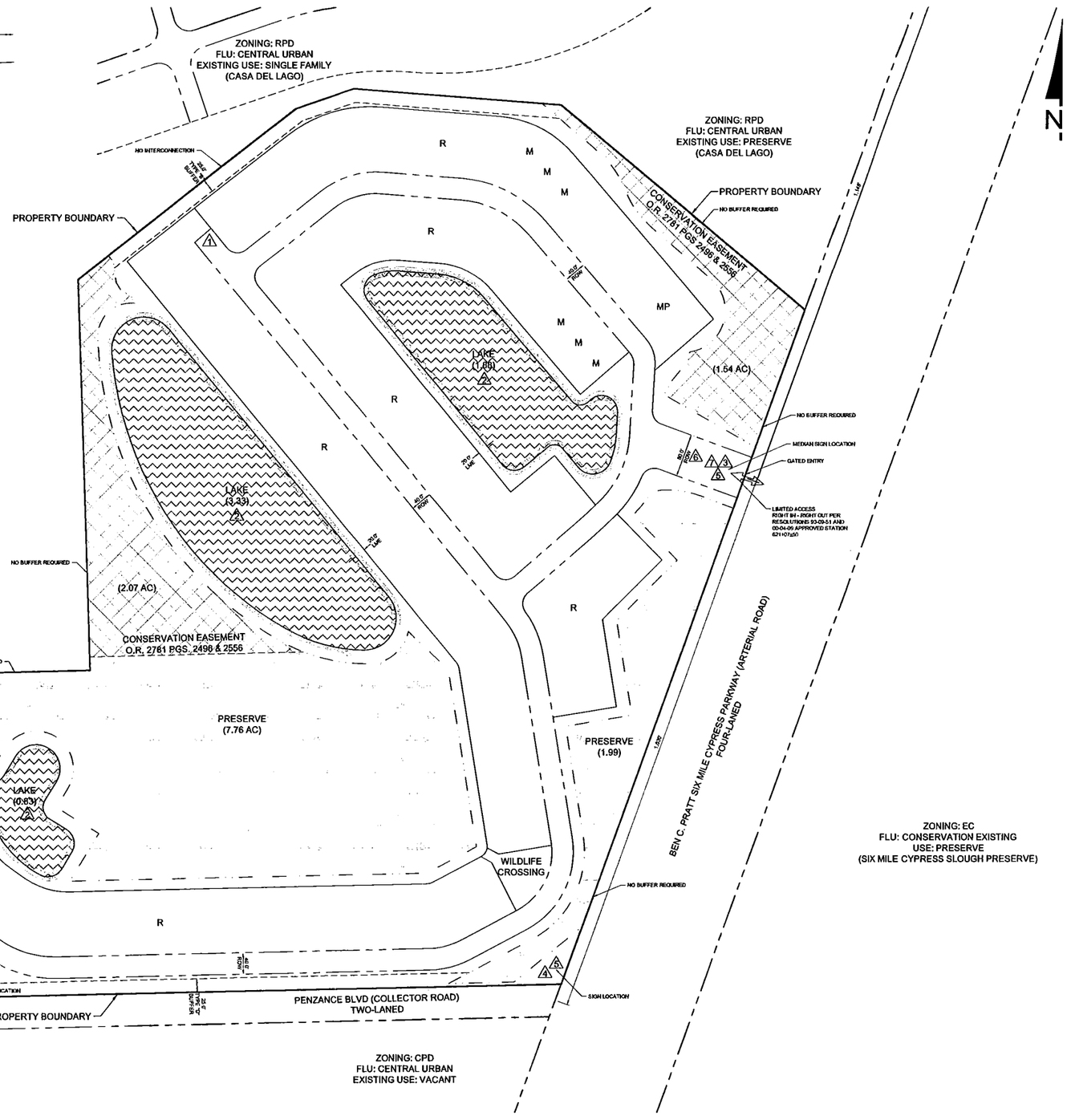
⚠4:1 TYPICAL LAKE CROSS SECTION
(SEE PLANS WHERE APPLICABLE) NTS

LEGEND		
	LAKE
	INDIGENOUS PRESERVE
	TURF REINFORCEMENT MAT
	CONSERVATION EASEMENT
#	DEVIATION LOCATIONS
LME	LAKE MAINTENANCE EASEMENT
ROW	RIGHT OF WAY (PRIVATE)
MP	MODEL PARKING
M	MODEL HOME
R	RESIDENTIAL

LAND USE SUMMARY	
CATEGORY	ACREAGE
ROW	5.23
RESIDENTIAL	13.77
OPEN SPACE	30.25
TOTAL	49.82

DEVELOPMENT SUMMARY	
ACREAGE	49.82 AC
UNIT COUNT	216 DWELLING UNITS
DENSITY	4.4 DU/ACRE
MAXIMUM BUILDING HEIGHT	35 FT

OPEN SPACE & INDIGENOUS PRESERVE CALCULATIONS	
REQUIRED:	
OPEN SPACE REQUIRED	19.85 AC (49.62 X 40%)
INDIGENOUS PRESERVE REQUIRED	9.92 AC (19.85 X 50%)
PROVIDED:	
GENERAL OPEN SPACE PROVIDED	10.85 AC
LAKES	4.96 AC (19.85 X 25%)
INDIGENOUS PRESERVE	2.48 AC (1.98 AC X 125%) 9.71 AC (7.77 AC X 125%)
CONSERVATION EASEMENT	3.61 AC
TOTAL OPEN SPACE PROVIDED	30.25 AC



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CYPRESS WALK RPD

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

MASTER CONCEPT PLAN

PLAN REVISIONS

0 50 100 200
SCALE IN FEET

SET NUMBER: 372-01-E05

SHEET: 1

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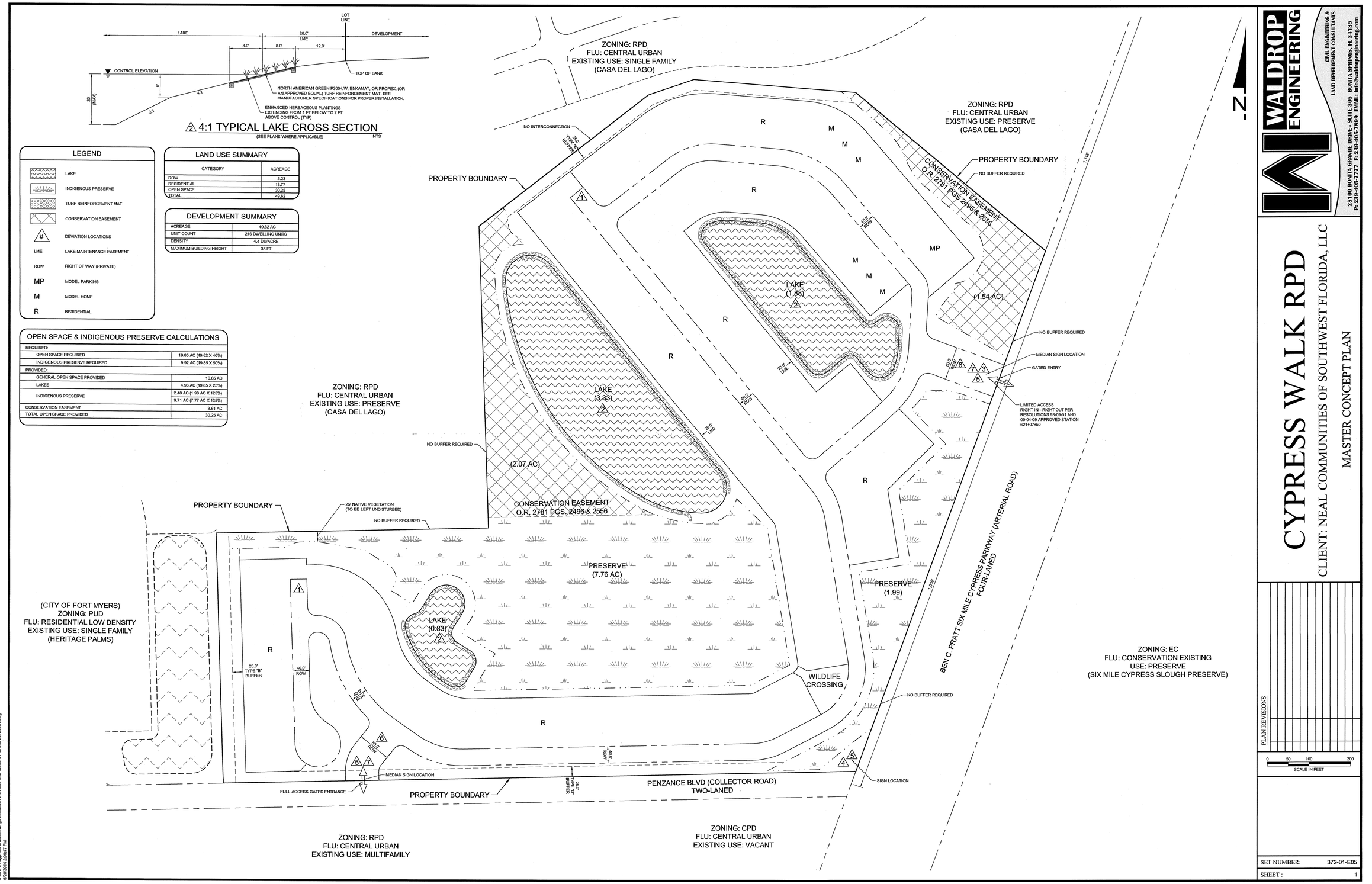
4/30/2014 2:26:00 PM by



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CYPRESS WALK RPD

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

MASTER CONCEPT PLAN

PLAN REVISIONS

0 50 100 200
SCALE IN FEET

SET NUMBER: 372-01-E05

SHEET : 1

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Nov 02, 2020 - 4:54pm

ADD2014-00076 Lee County ePlan