WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

Letter of Transmittal

To: **ZONING INTAKE – 1ST FLOOR**
Lee County Community Development
1500 Monroe Street, 2nd Floor
Fort Myers, FL 33901

From: **Jorge Puente**

CC:

Date: **May 16, 2019**

Subject: **Treeline 115 MPD Rezone – Revised Master Concept Plan (DCI2018-00007)**

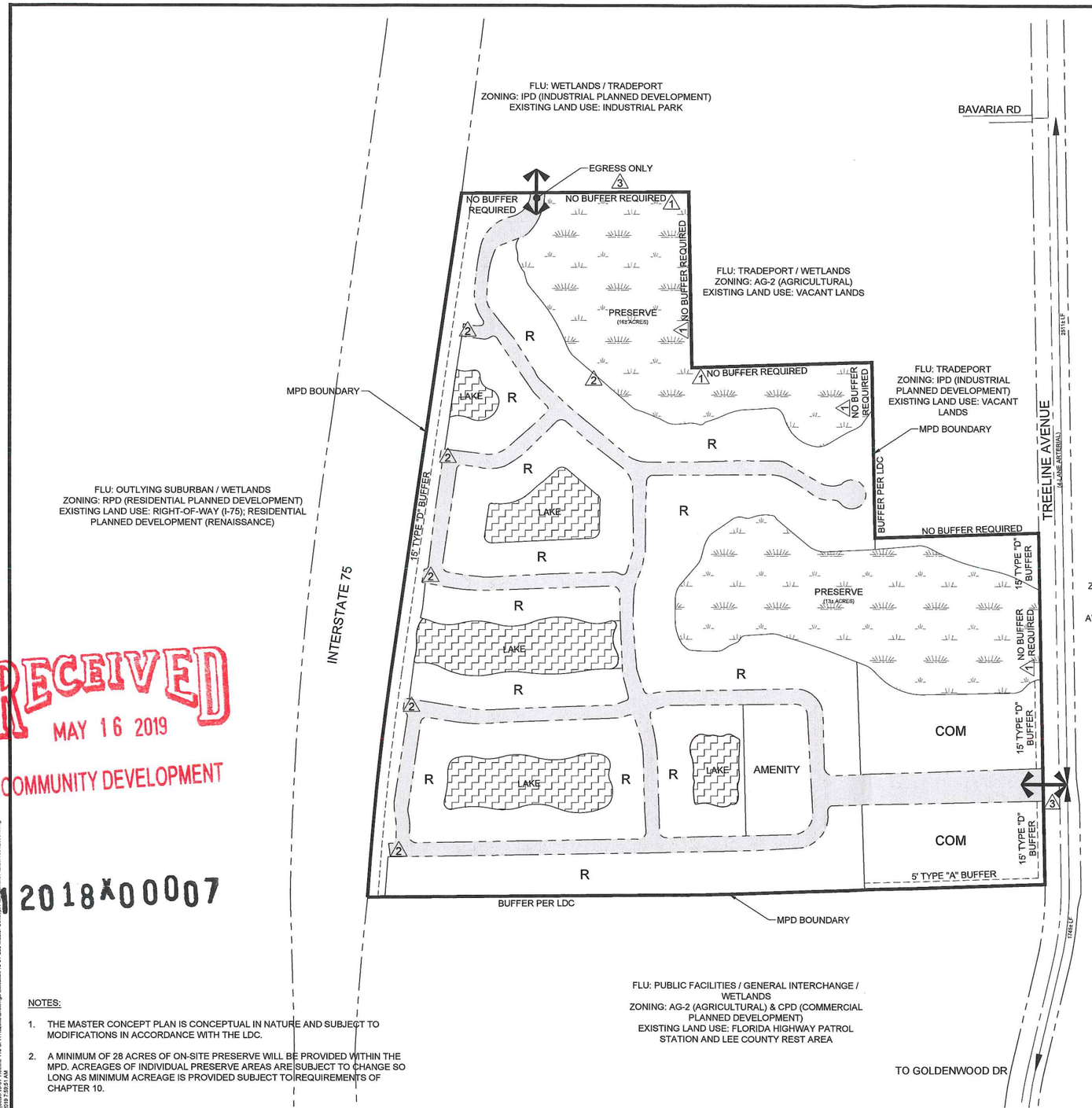
The following items are transmitted as listed below:

Quantity	Description
3	Revised Master Concept Plan (11x17)
3	Revised Master Concept Plan (24x36)

REMARKS: Please see attached. Thanks!

RECEIVED
MAY 16 2019
COMMUNITY DEVELOPMENT
DCI 2018X00007

SIGNED: _____



RECEIVED
MAY 16 2019
COMMUNITY DEVELOPMENT

DCI2018-00007

NOTES:

1. THE MASTER CONCEPT PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATIONS IN ACCORDANCE WITH THE LDC.
2. A MINIMUM OF 28 ACRES OF ON-SITE PRESERVE WILL BE PROVIDED WITHIN THE MPD. ACREAGES OF INDIVIDUAL PRESERVE AREAS ARE SUBJECT TO CHANGE SO LONG AS MINIMUM ACREAGE IS PROVIDED SUBJECT TO REQUIREMENTS OF CHAPTER 10.

LAND USE SUMMARY	
	ACREAGE
RESIDENTIAL	48
RIGHT-OF-WAY	12
COMMERCIAL	10
LAKE	10
PRESERVE	28
BUFFERS	1
OTHER OPEN SPACE	6
TOTAL AREA	115

OPEN SPACE SUMMARY	
COMMERCIAL REQUIREMENT	
10 AC * 0.30 = 3 AC	30%
RESIDENTIAL REQUIREMENT	
105 AC * 0.40 = 42 AC	40%
TOTAL REQUIRED	45 AC
TOTAL PROVIDED	45 AC
PRESERVE	28 AC
LAKE	10 AC
BUFFERS	1 AC
OTHER OPEN SPACE	6 AC
INDIGENOUS PRESERVE CALCULATION	
INDIGENOUS REQUIREMENT	
45 AC * 0.50	
TOTAL REQUIRED	22.5 AC
TOTAL PROVIDED	22.5 AC

LEGEND

- RIGHT-OF-WAY
- LAKE
- PRESERVE
- R — RESIDENTIAL
- COM — COMMERCIAL
- ⚠ — DEVIATION
- INGRESS / EGRESS

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

115-ACRE TREELINE AVENUE

MASTER CONCEPT PLAN

PLAN REVISIONS

1	7/10/18	REVISED PER COUNTY COMMENT
2	9/18/18	REVISED PER COUNTY COMMENT
3	11/13/18	REVISED PER COUNTY COMMENT
4	05/14/19	REVISED PER HEX RECOMMENDATION

0 100 200 400
SCALE IN FEET

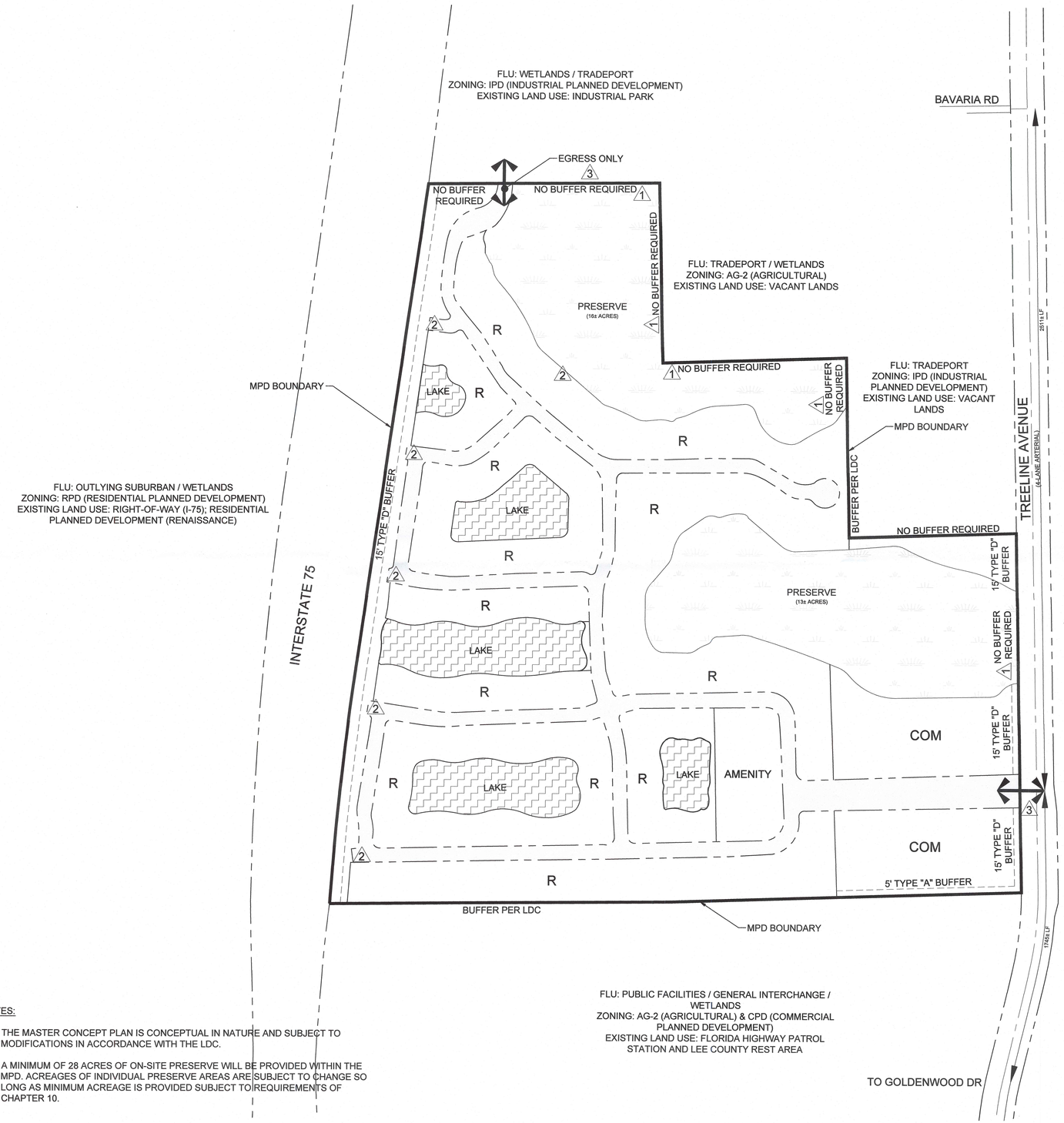
PREPARED FOR:

BJ HOLDINGS OF FORT MYERS

SET NUMBER: 715-01-E0901

SHEET : 1

S:\Projects\715-01 Treeline 115 CPA Revise\Drawings-Exhibits\715-01-E09 Master Concept Plan\715015E0901.dwg 5/16/2019 7:29:51 AM



NOTES:

1. THE MASTER CONCEPT PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATIONS IN ACCORDANCE WITH THE LDC.
2. A MINIMUM OF 28 ACRES OF ON-SITE PRESERVE WILL BE PROVIDED WITHIN THE MPD. ACREAGES OF INDIVIDUAL PRESERVE AREAS ARE SUBJECT TO CHANGE SO LONG AS MINIMUM ACREAGE IS PROVIDED SUBJECT TO REQUIREMENTS OF CHAPTER 10.

LAND USE SUMMARY

	ACREAGE
RESIDENTIAL	48
RIGHT-OF-WAY	12
COMMERCIAL	10
LAKE	10
PRESERVE	28
BUFFERS	1
OTHER OPEN SPACE	6
TOTAL AREA	115

OPEN SPACE SUMMARY

COMMERCIAL REQUIREMENT	
10 AC * 0.30 = 3 AC	30%
RESIDENTIAL REQUIREMENT	
105 AC * 0.40 = 42 AC	40%
TOTAL REQUIRED	45 AC
TOTAL PROVIDED	45 AC
PRESERVE	28 AC
LAKE	10 AC
BUFFERS	1 AC
OTHER OPEN SPACE	6 AC

INDIGENOUS PRESERVE CALCULATION

INDIGENOUS REQUIREMENT	
45 AC * 0.50	
TOTAL REQUIRED	22.5 AC
TOTAL PROVIDED	22.5 AC

LEGEND

- RIGHT-OF-WAY
- LAKE
- PRESERVE
- R — RESIDENTIAL
- COM — COMMERCIAL
- DEVIATION
- INGRESS / EGRESS

RECEIVED
MAY 16 2019
COMMUNITY DEVELOPMENT
DCI2018-00007

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
25100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

115-ACRE TREELINE AVENUE

MASTER CONCEPT PLAN

PLAN REVISIONS
- 7/10/18 REVISED PER COUNTY COMMENT
- 10/9/18 REVISED PER COUNTY COMMENT
- 11/13/18 REVISED PER COUNTY COMMENT
- 05/14/19 REVISED PER HEX RECOMMENDATION

SCALE IN FEET: 0 100 200 400

PREPARED FOR:

BJ HOLDINGS OF FORT MYERS

SET NUMBER: 715-01-E0901

SHEET : 1

B:\Projects\715-01 Treeline 115 CPA Recine\Drawings-Exhibits\715-01-E09 Master Concept Plan\Current Plans\715015\E0901.dwg
5/9/2019 7:58:57 AM