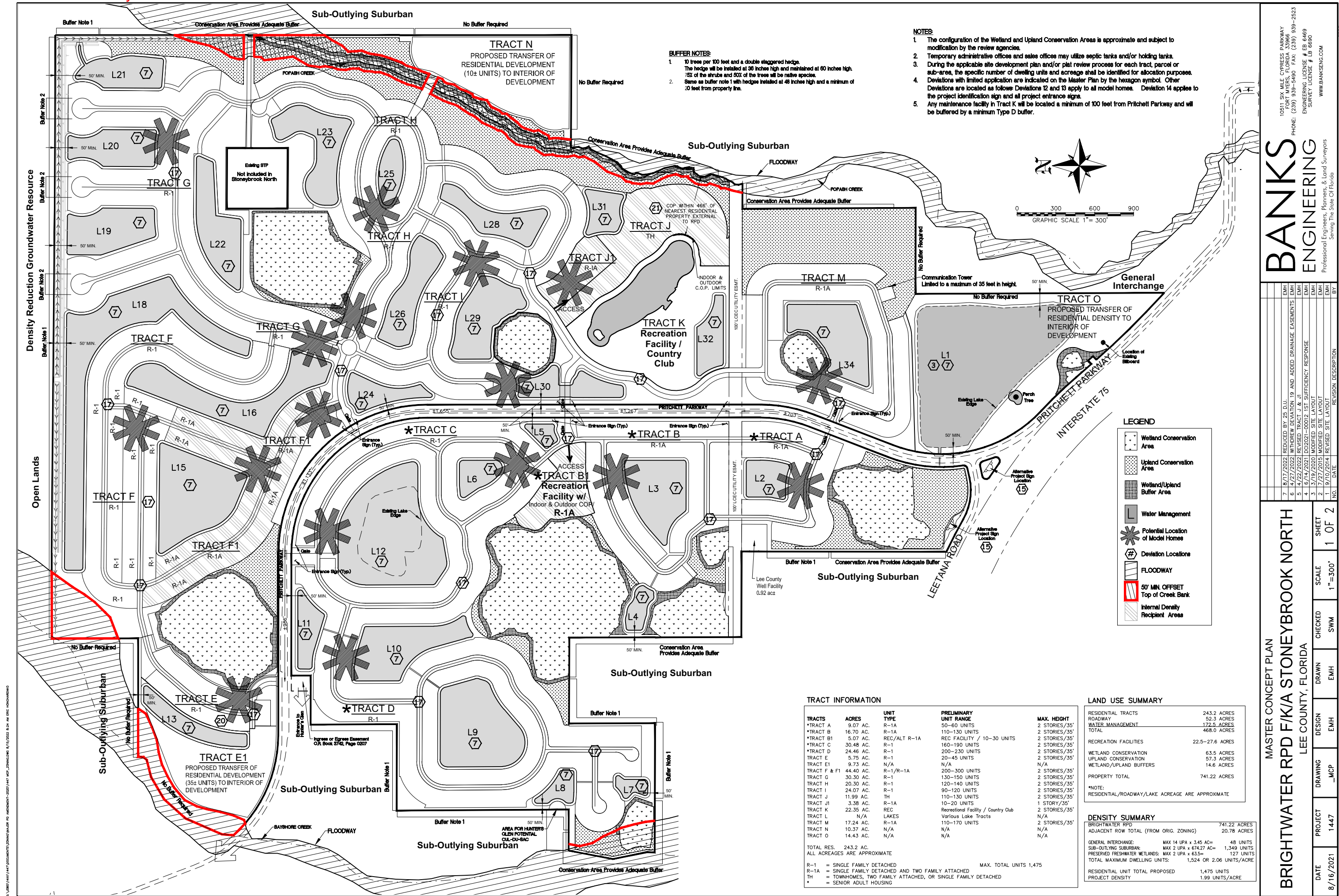




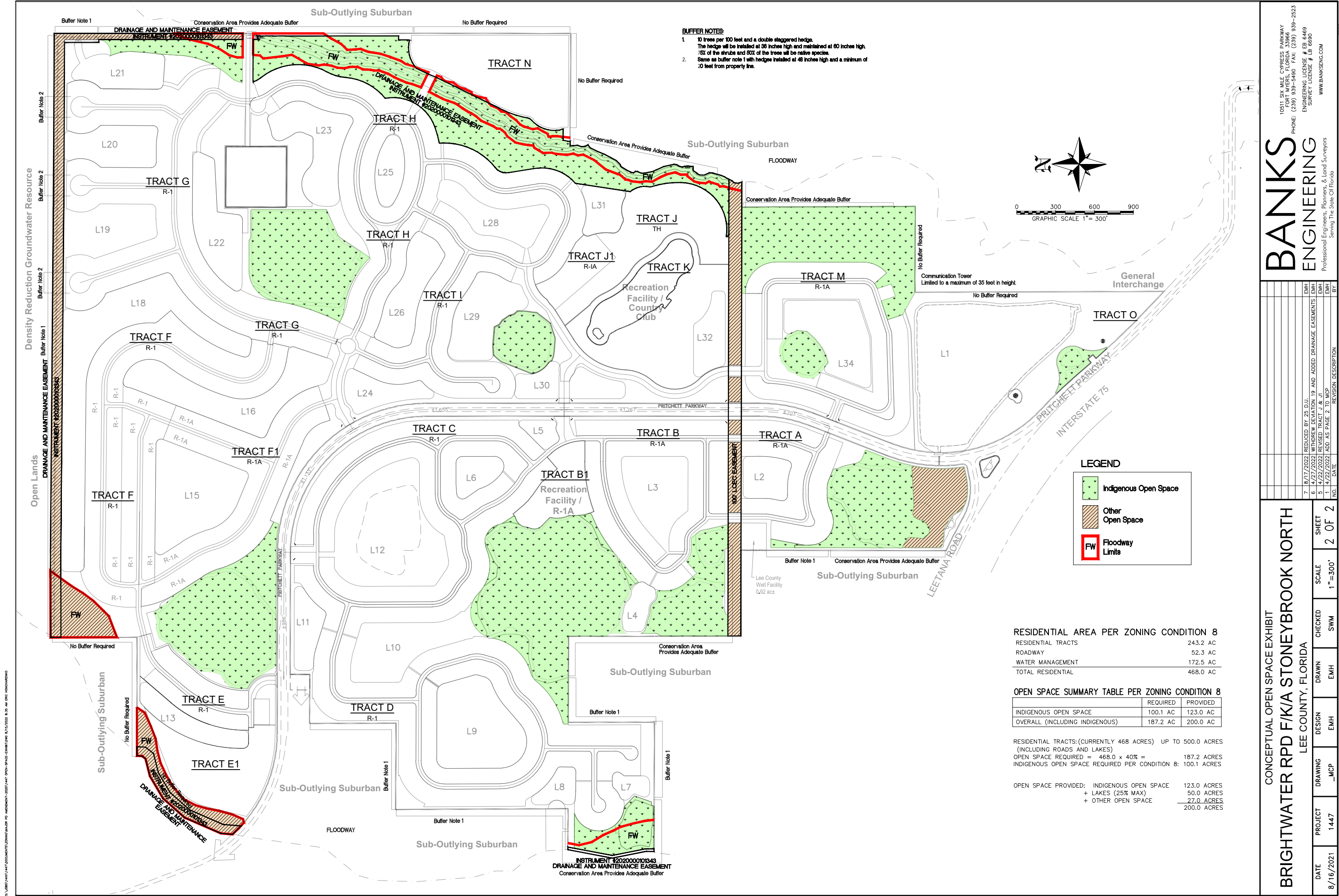
MASTER CONCEPT PLAN
BRIGHTWATER RPD F/K/A STONEYBROOK NORTH
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8/16/2021	1447	_MCP	EMH	EMH	SWM	1"=300'	1 OF 2

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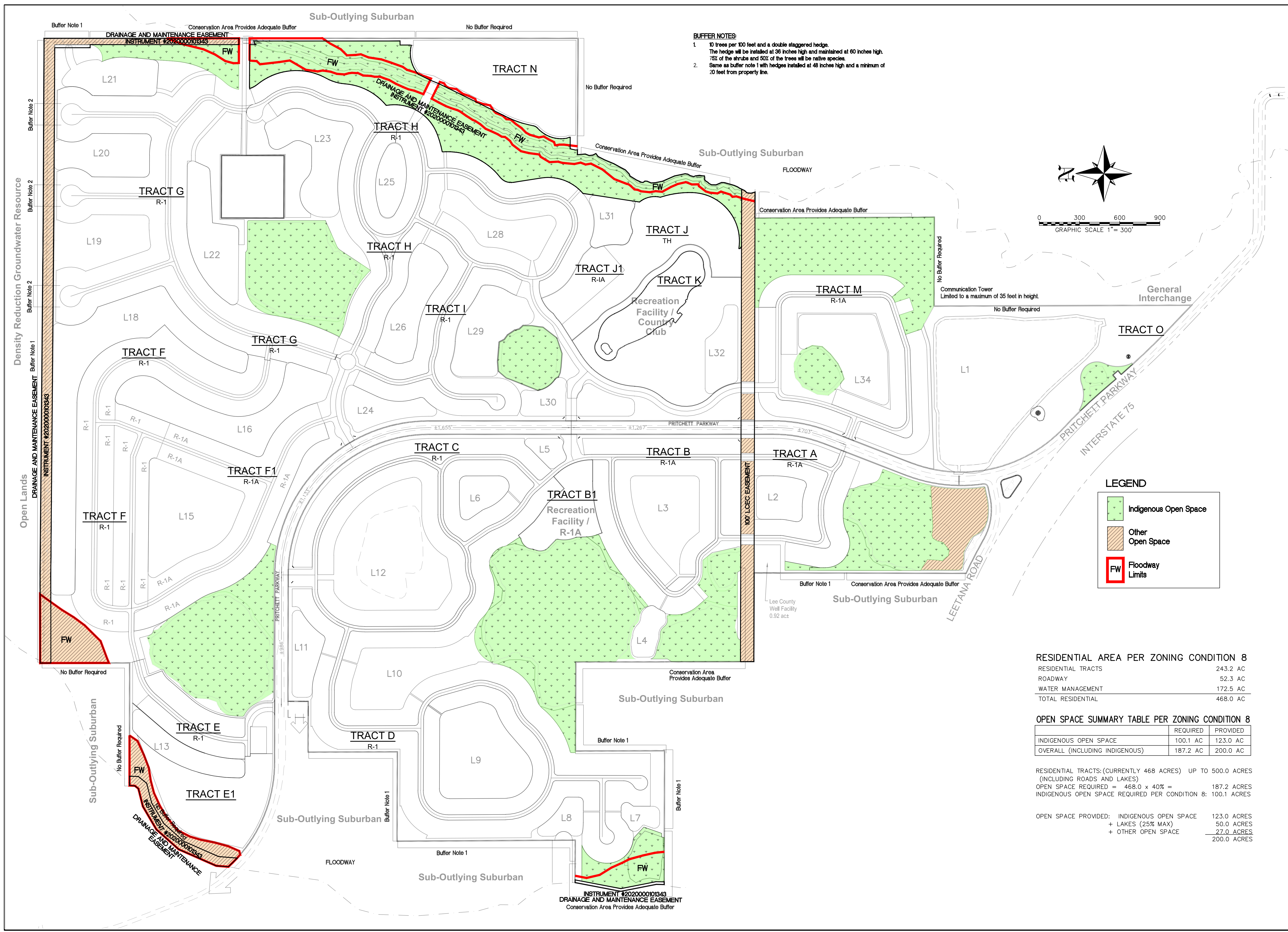
CONCEPTUAL OPEN SPACE EXHIBIT
BRIGHTWATER RPD F/K/A STONEYBROOK NORTH
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	CHECKED	SCALE	SHEET
8/16/2021	1447	_MCP	EMH	SWM	1"=300'	2 OF 2

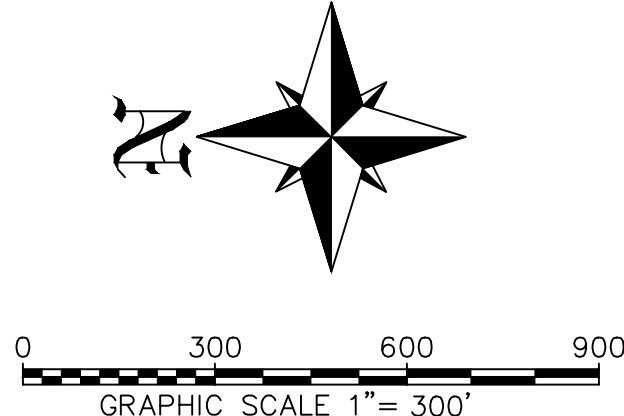
NO.	DATE	REVISION DESCRIPTION	BY
7	18/17/2022	REDUCED BY 25 D.U.	EMH
6	4/27/2022	WITHDREW DEVIATION 19 AND ADDED DRAINAGE EASEMENTS	EMH
5	4/22/2022	REVISED TRACT J & JT	EMH
1	4/22/2022	ADD AS PAGE 2 TO MCP	EMH



S:\JAN\1447\DOCUMENTS\2020\1447 - OPEN SPACE EXHIBIT.DWG 8/15/2022 8:32 AM EDC HATCHERDING



- BUFFER NOTES:**
- 10 trees per 100 feet and a double staggered hedge. The hedge will be installed at 36 inches high and maintained at 60 inches high. 75% of the shrubs and 50% of the trees will be native species.
 - Same as buffer note 1 with hedges installed at 48 inches high and a minimum of 20 feet from property line.



LEGEND

- Indigenous Open Space
- Other Open Space
- FW Floodway Limits

RESIDENTIAL AREA PER ZONING CONDITION 8

RESIDENTIAL TRACTS	243.2 AC
ROADWAY	52.3 AC
WATER MANAGEMENT	172.5 AC
TOTAL RESIDENTIAL	468.0 AC

OPEN SPACE SUMMARY TABLE PER ZONING CONDITION 8

	REQUIRED	PROVIDED
INDIGENOUS OPEN SPACE	100.1 AC	123.0 AC
OVERALL (INCLUDING INDIGENOUS)	187.2 AC	200.0 AC

RESIDENTIAL TRACTS: (CURRENTLY 468 ACRES) UP TO 500.0 ACRES (INCLUDING ROADS AND LAKES)
OPEN SPACE REQUIRED = 468.0 x 40% = 187.2 ACRES
INDIGENOUS OPEN SPACE REQUIRED PER CONDITION 8: 100.1 ACRES

OPEN SPACE PROVIDED: INDIGENOUS OPEN SPACE 123.0 ACRES
+ LAKES (25% MAX) 50.0 ACRES
+ OTHER OPEN SPACE 27.0 ACRES
200.0 ACRES

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DATE	PROJECT	DRAWING	DESIGN	CHECKED	SCALE	SHEET
8/16/2021	1447	_MCP	EMH	EMH	1"=300'	2 OF 2

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