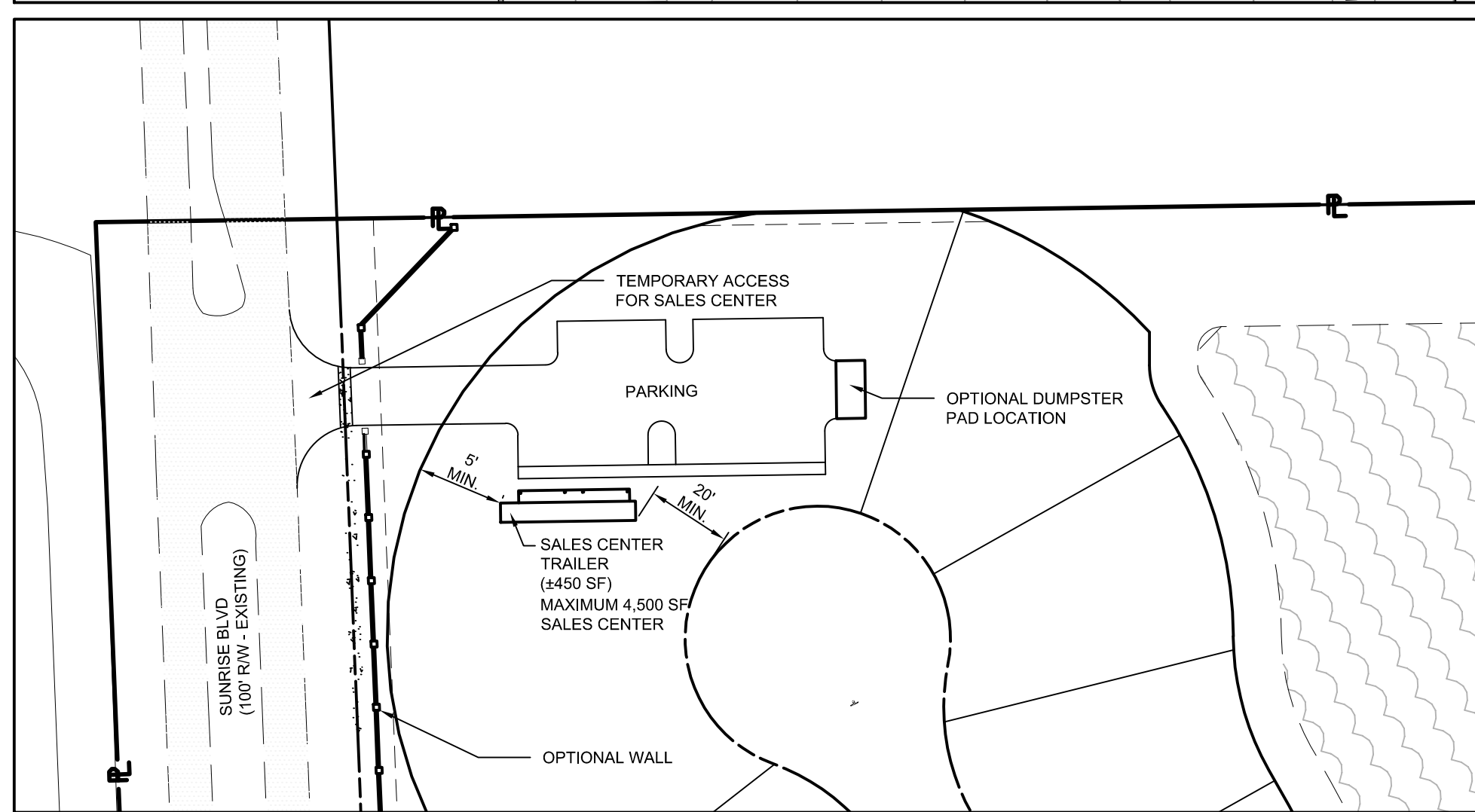
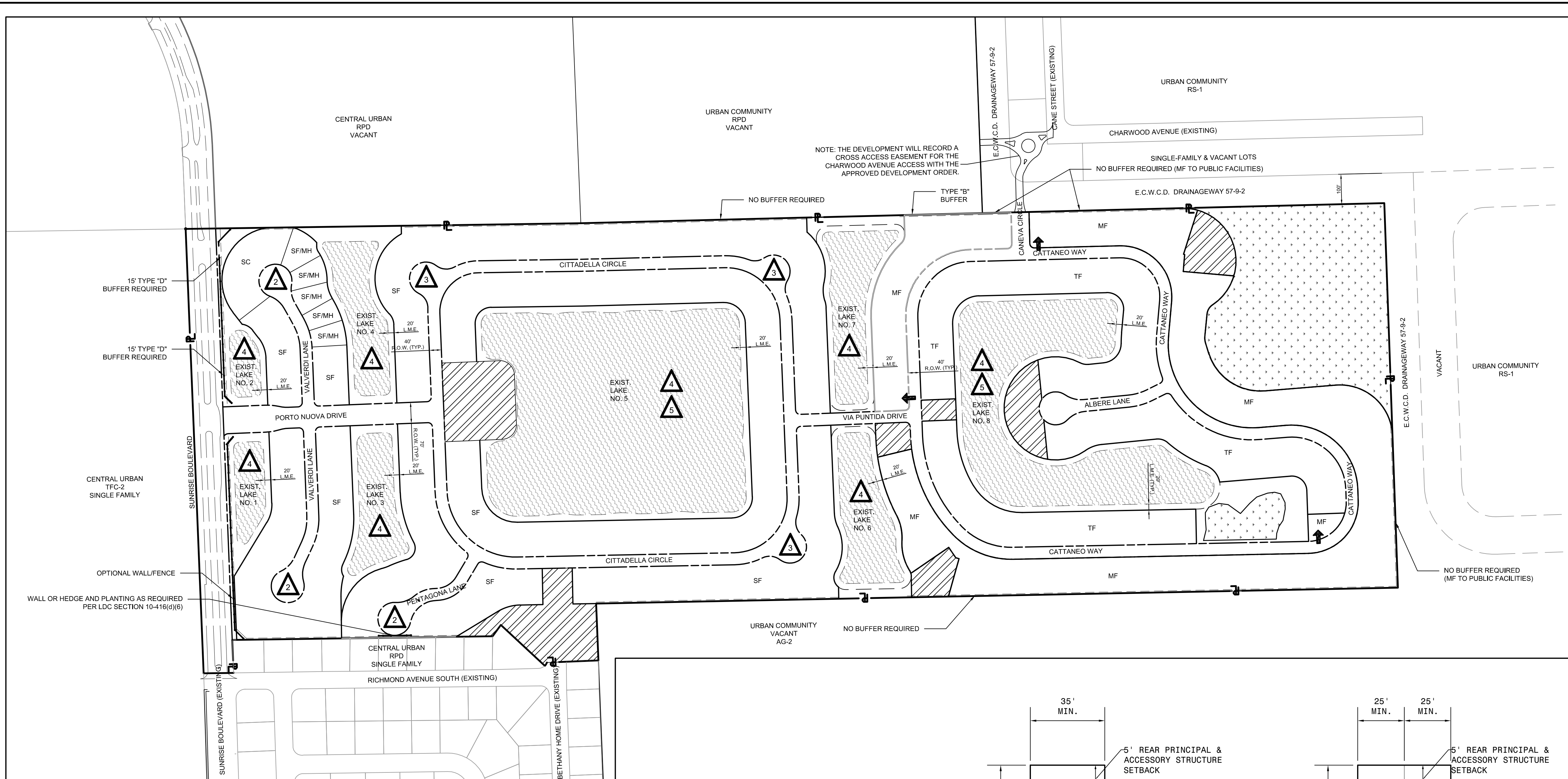


S:\JOBS\22XX\2295K\DOCUMENTS\ZONING\2295K_MCP_SALES_CENTER_11-30-22.DWG 12/13/2022 10:10 AM JIMMY WHEWY



MAP INSERT A
1"=60'

PREPARED FOR:

WEST SUNRISE BOULEVARD, LLC
999 BRICKELL AVE, SUITE 820
MIAMI, FL 33131

NO.	DATE	REVISION DESCRIPTION	BY
1	12/13/2022	REVISED PER ZONING COMMENTS	KG

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
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**MASTER CONCEPT PLAN
WHISPERING LAKES 1 RPD
LEE COUNTY, FLORIDA**

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/2/2022	2295K	MCP	KG	KG	DRU	AS SHOWN	1

LEGEND:

SF	SINGLE FAMILY = ± 19.71 AC
TF	TWO FAMILY ATTACHED = ± 10.72 AC
MF	MULTI FAMILY/ TOWNHOUSE = ± 14.40 AC
SC	TEMPORARY SALES CENTER SITE (SEE MAP INSERT A)
SF/MH	SINGLE FAMILY/ TEMPORARY MODEL HOME SITE
[Symbol]	PRESERVE AREA = ± 8.67 AC
[Symbol]	LAKE = ± 26.27 AC
[Symbol]	RECREATION AREA = ± 5.41 AC
[Symbol]	WHISPERING LAKES 1 BOUNDARY = ± 120.67 AC
[Symbol]	DEVIATION
[Symbol]	APPROXIMATE LOCATION PARKING LOT ENTRANCE - MINIMUM CONNECTION SEPARATION 40'

SITE DEVELOPMENT NOTES:

- THE MASTER CONCEPT PLAN IS GENERAL IN NATURE AND MAY BE MODIFIED TO REFLECT CHANGES IN ENVIRONMENTAL, INFRASTRUCTURE, AND MARKET CONDITIONS.
- THE TOTAL RESIDENTIAL UNITS MAY NOT EXCEED 510 DWELLING UNITS.
- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE DEVELOPMENT AREA ACCORDING TO A REMOVAL SCHEDULE ESTABLISHED AS PART OF THE DEVELOPMENT ORDER. THE SITE SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.
- DRAINAGE WILL BE ACCOMMODATED THROUGH THE USE OF SWALES, CLOSED DRAINAGE SYSTEM, AND/OR RETENTION AREAS.
- MAXIMUM BUILDING HEIGHT FOR CONVENTIONAL SINGLE FAMILY IS 35'.
- SINGLE-FAMILY HOUSE SHALL COVER NO MORE THAN 80% OF TOTAL LOT AREA.
- LAKES TO REMAIN AS APPROVED AND CONSTRUCTED WITH DOS2004-00282.
- THE PROPOSED INTERIOR ROADS WILL BE PRIVATE LOCAL ROADS WITH CLOSED DRAINAGE.
- THE SUBJECT PARCEL FOR THIS MASTER CONCEPT PLAN IS VACANT, BUT HAS BEEN PARTIALLY DEVELOPED PREVIOUSLY.
- TWO LANES OF SUNRISE BOULEVARD WERE BUILT IN CONJUNCTION WITH THIS PROJECT WITHIN THE BOUNDS OF THE PROPERTY DEPICTED ON THIS DRAWING.
- ALLOW A MAXIMUM OF SIX (6) MODEL HOMES AND SALES OFFICE ON THE SUBJECT PROPERTY.

OPEN SPACE REQUIREMENTS:

MINIMUM PARK AREA PROVIDED = 2.75 AC. PER APPROVED MASTER CONCEPT PLAN WITH RESOLUTION Z-89-100.

UNIT DENSITY:

ALLOWED UNDER Z-89-100:

290 SINGLE FAMILY
220 MULTI-FAMILY/TOWNHOUSE

PROPOSED:

290 SINGLE FAMILY (SF) *

220 MULTI-FAMILY/TOWNHOUSE (MF) *

*UP TO 150 TWO FAMILY ATTACHED UNITS (TF) USING BELOW CONVERSIONS:

UP TO 100 SF UNITS AT:

1 SF UNIT = 1.5 TF UNITS

UP TO 100 MF UNITS AT:

1 MF UNIT = 0.8 TF UNIT

LAND USE TABLE	
USE	AC
SINGLE FAMILY	±19.71
TWO FAMILY ATTACHED	±10.72
MULTI-FAMILY	±14.40
LAKE	±26.27
PRESERVE	±8.67
SUNRISE BLVD. EXIST. R.O.W.	±3.41
ROAD R.O.W.	±12.62
OPEN/OTHER	±19.46
RECREATION AREA	±5.41
TOTAL	±120.67