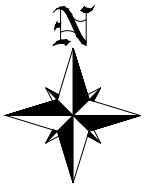
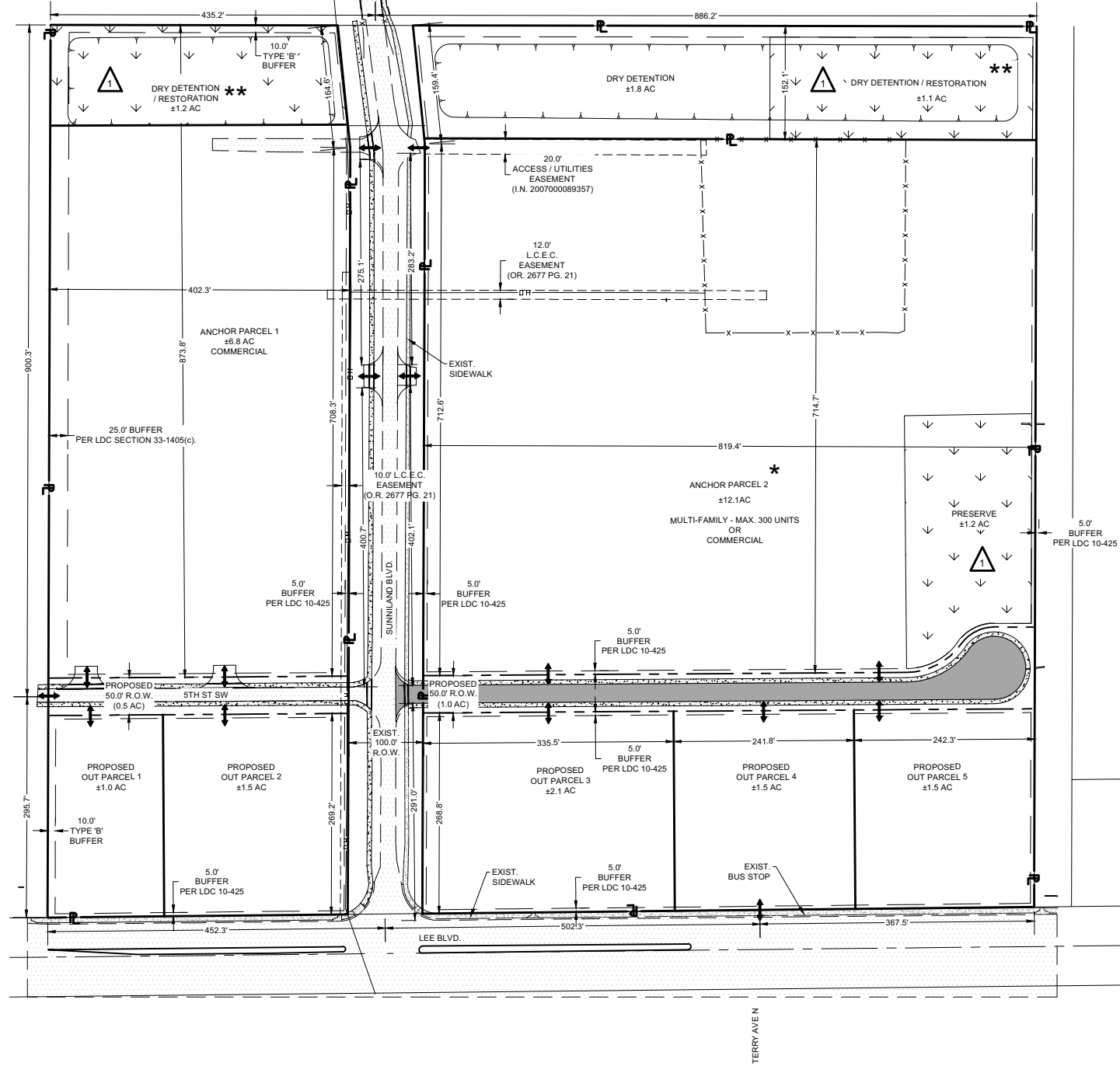


Additional info dated 05-01-2024



0 100 200 300
GRAPHIC SCALE 1"= 200'



LEGEND	
	PRESERVE
	DEVIATION
	ACCESS POINT

PROJECT SIZE ±33.3 AC
PRESERVE/RESTORATION: ±3.5 AC
DRY DETENTION: ±1.8 AC
R.O.W. AREA ±1.5 AC
COMMERCIAL AREA ±14.4 AC
COMMERCIAL DENSITY 25,000 SQ. FT.
RESIDENTIAL AREA ±12.1 AC
RESIDENTIAL DENSITY: 300 UNITS

REQUIRED OPEN SPACE
MIX USE OVERLAY: 20% OF 33.3 AC = 6.7 AC
REQUIRED INDIGENOUS PRESERVE
50% OF 6.7 AC = 3.4 AC

PROVIDED OPEN SPACE
COMMERCIAL PARCELS 10% 15.6 AC = 1.56 AC
RESIDENTIAL AREA 10% 16.2 AC = 1.62 AC
BUFFERS 1.2 AC
PRESERVE/RESTORATION 3.5 AC
TOTAL 7.88 AC

NOTE
* ANCHOR PARCEL 2 MAY BE DEVELOPED WITH EITHER 300 DWELLING UNITS OR COMMERCIAL.
** RESTORATION AREAS SATISFY ABATEMENT FOR VIO2021-06268 AND VIO2021-06269

PREPARED FOR:
WMC DEVELOPMENT
1200 NETWORK CENTRE DRIVE, SUITE 3
EFFINGHAM, IL 62401

NO.	DATE	REVISION DESCRIPTION	BY
02	4-30-2024	REVISED PER HEX	KG
01	5-5-2023	REVISED PER COUNTY COMMENTS	KG

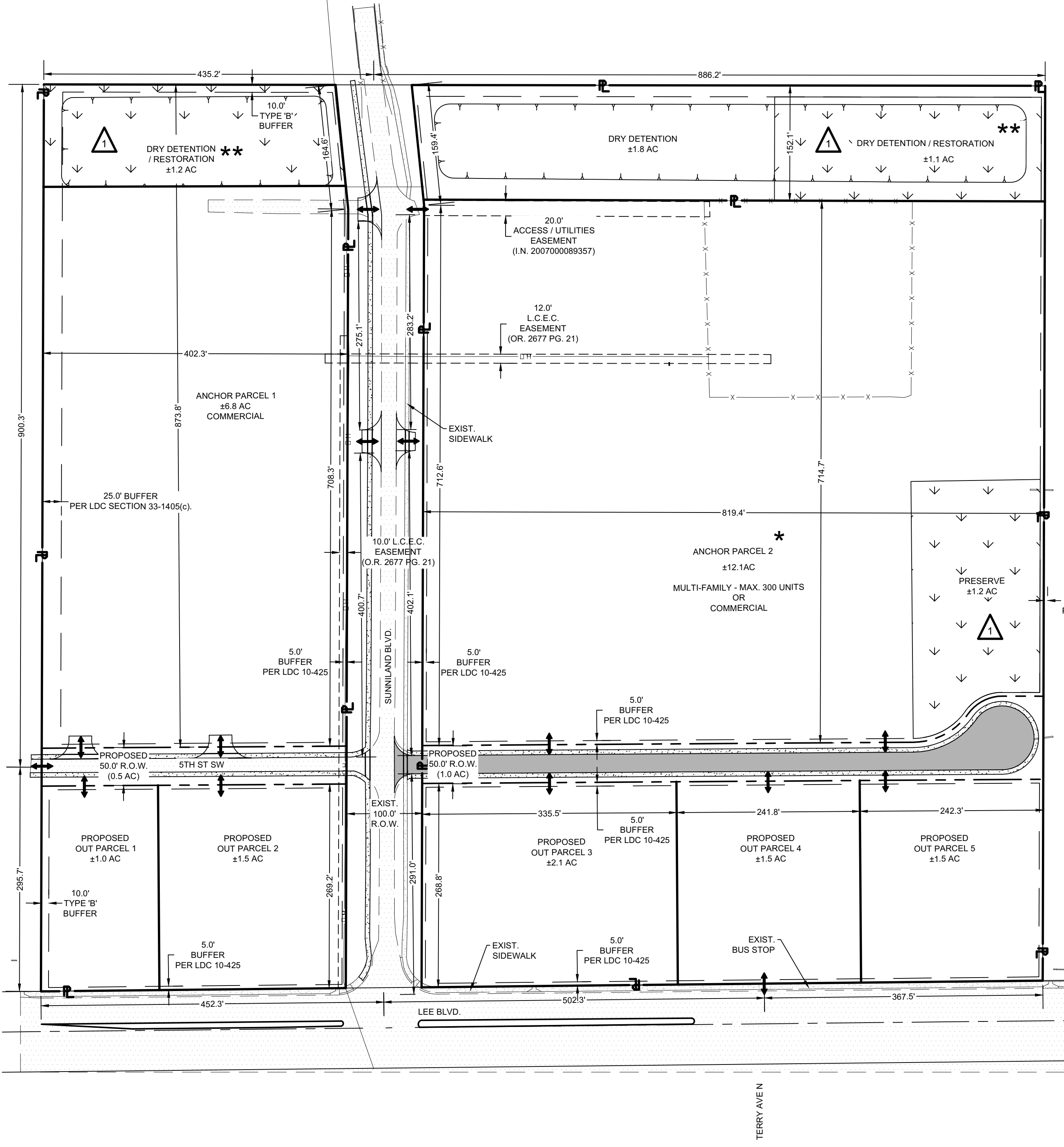
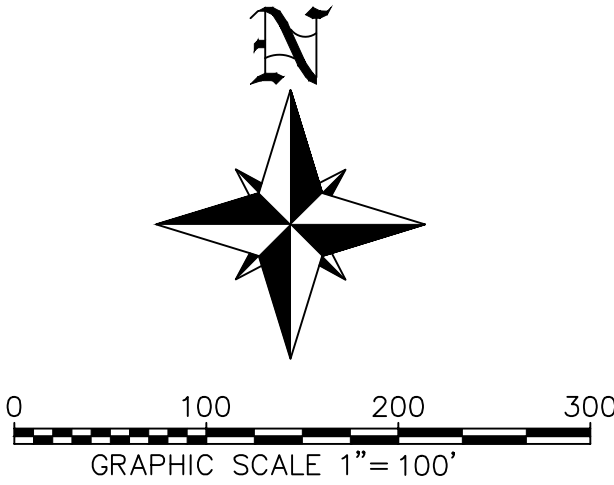
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FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
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MASTER CONCEPT PLAN
SUNNILAND
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
1/6/2023	8844	_MCP		KG		AS SHOWN	01

Additional info dated 05-01-2024



LEGEND	
	PRESERVE
	DEVIATION
	ACCESS POINT

PROJECT SIZE	±33.3 AC
PRESERVE/RESTORATION:	±3.5 AC
DRY DETENTION:	±1.8 AC
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** RESTORATION AREAS SATISFY ABATEMENT FOR VIO2021-06268 AND VIO2021-06269

S:\JOBS\88XX\8844\DOCUMENTS\ZONING\8844_MCP.DWG 4/30/2024 2:29 PM KEVIN GONZALEZ

PREPARED FOR:

WMG DEVELOPMENT

1200 NETWORK CENTRE DRIVE, SUITE 3
EFFINGHAM, IL 62401

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