

6 30' LANDSCAPE BUFFER

SCALE: 1" = 10'

TABLES / NOTES:

NOTES

1. 25' TYPE 'D" LANDSCAPE BUFFER* - SEE DETAIL 5 ON SHEET C-501
2. 30' LANDSCAPE BUFFER* - SEE DETAIL 6 ON THIS SHEET
3. 15' TYPE 'B' BUFFER* - SEE DETAIL 7 ON SHEET C-501
4. 20' ENHANCED TYPE 'C' BUFFER* - SEE DETAIL 8 ON SHEET C-501
5. PRESERVE TO PROVIDE BUFFER
6. 20' LANDSCAPE BUFFER* - SEE DETAIL 11 ON SHEET C-501
7. 20' LANDSCAPE BUFFER* - SEE DETAIL 12 ON SHEET C-501

DEVIATIONS

1. ENHANCED TYPE "C" BUFFER
2. INDIGENOUS PRESERVATION
3. SUBURBAN STREETS
4. SUBURBAN STREETS
5. DRIVEWAY SEPARATION
6. HAMMERHEAD TURNAROUND

GENERAL NOTES:

1. THE SHORELINE CONFIGURATION OF ALL ON-SITE LAKES ARE DESIGNED TO BE SINUOUS IN CONFIGURATION AND COMPLY WITH LDC SECTION 10-418

LEGEND

- LAKE
- WETLAND PRESERVE
- UPLAND PRESERVE
- AMENITY (RA)
- SCHOOL SITE (RESERVED AREA)
- **R1** LOTS THAT ARE A MINIMUM 6,500 SQ. FT
- **R2** LOTS THAT ARE A MINIMUM 4,500 SQ. FT
- **R3** LOTS THAT ARE A MINIMUM 13,600 SQ. FT

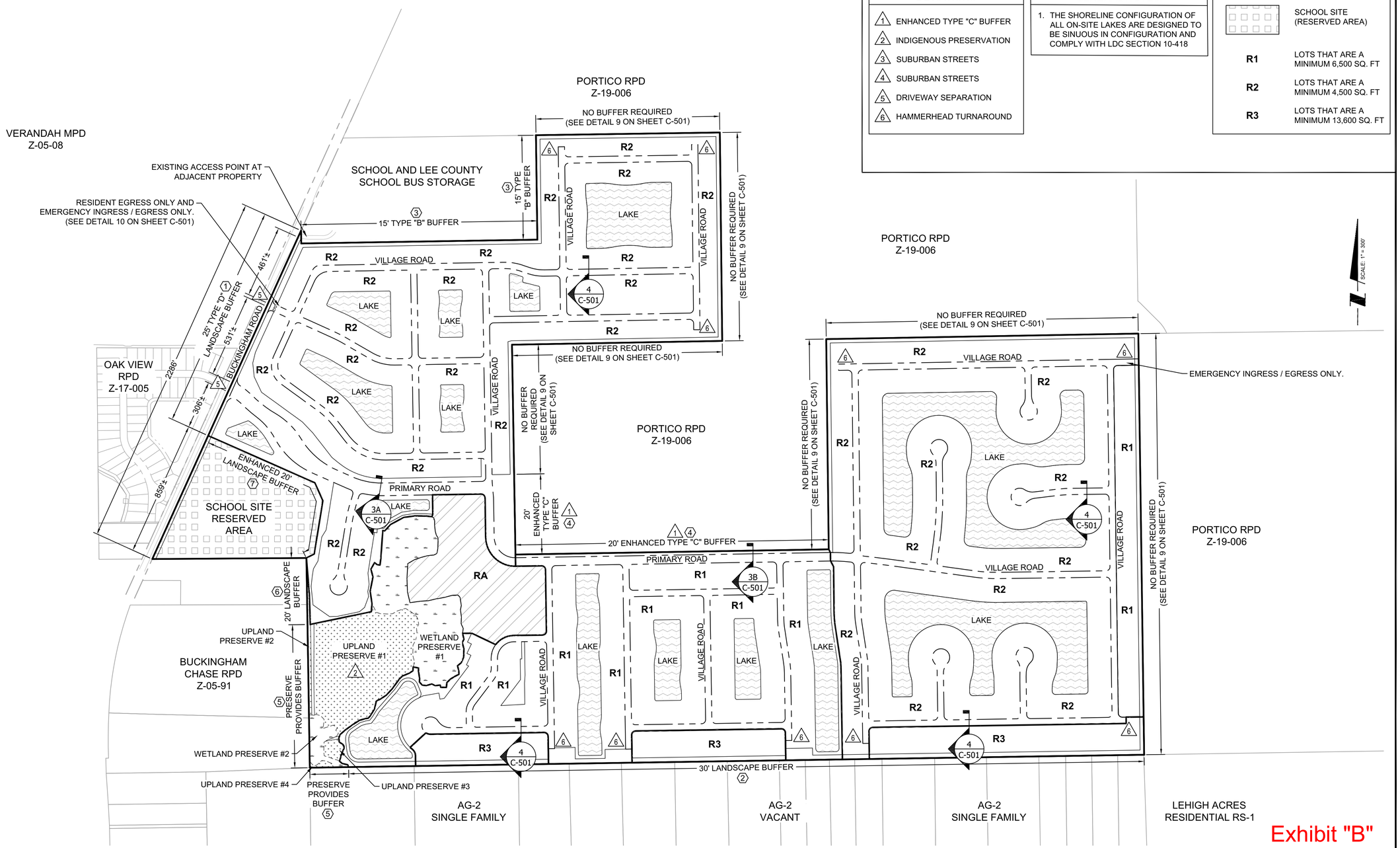


Exhibit "B"

PENINSULA ENGINEERING
• CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
• PLANNING AND ZONING • SURVEYING
• ENVIRONMENTAL SERVICES • LAND DEVELOPMENT
2600 Golden Gate Pkwy 239.403.6700
Naples, FL 34105 Pen-Eng.com

PROJECT:

BUCKINGHAM 345

TITLE:

MASTER CONCEPT PLAN

CLIENT:

LEE COUNTY HOMES ASSOCIATES I, LLLP

REVISIONS:

No:	Revision:	Date:
1	REVISED PER LEE COUNTY COMMENTS	3/15/23
2	REVISED PER LEE COUNTY COMMENTS	4/10/23
3	REVISED PER LEE COUNTY COMMENTS	5/4/23
4	PROPOSED A.D.D.	05/04/24
5	REVISED PER LEE COUNTY COMMENTS	5/23/24

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: DANIEL HARTLEY
FLORIDA LICENSE NUMBER: 73943

Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

Bar Scale: 1" = 300'
0 75' 150' 300' 600' 900'

SEC: 33 TWP: 43 RGE: 26E
City: FORT MYERS County: LEE
Designed by: CURTIS WICKSTROM
Drawn by: CURTIS WICKSTROM
Date: OCT. 2022
Horizontal Scale: 1" = 300'
Vertical Scale: N.T.S.
Project Number: P-GLHO-004-002
File Name: P-GLHO-004-002-X11-1.dwg
Sheet ID: C-101
Sheet Number: 01 of 03

ADD2024-00081 Lee County ePlan

TABLES / NOTES:

LAND USE AND REQUIRED OPEN SPACE SUMMARY

SITE AREA	ACREAGE	REQUIRED OPEN SPACE 40% (PER LDC SEC. 10-415)
R-1 DEVELOPMENT AREA	74.83	0.00
R-2 DEVELOPMENT AREA	211.55	84.62
R-3 DEVELOPMENT AREA	16.45	0.00
RA DEVELOPMENT AREA	10.87	4.35
SCHOOL SITE	13.18	5.27
REMAINING AREA	17.90	7.16
TOTAL	344.78	101.40

PROVIDED OPEN SPACE CALCULATION

LAND TYPE		OPEN SPACE PROVIDED	TOTAL OPEN SPACE PROVIDED
GENERAL OPEN SPACE	GENERAL OPEN SPACE	44.12	79.69
	RECREATION SITE	4.95	
	LAKE**	25.35	
	SCHOOL SITE	5.27	
INDIGENOUS OPEN SPACE	INDIGENOUS UPLAND 1	8.70	21.71 *
	INDIGENOUS UPLAND 2	0.36	
	INDIGENOUS UPLAND 3	0.30	
	INDIGENOUS UPLAND 4	0.10	
	INDIGENOUS UPLAND CREDIT***	4.35	
	INDIGENOUS WETLAND 1	7.07	
	INDIGENOUS WETLAND 2	0.83	
TOTAL			101.40

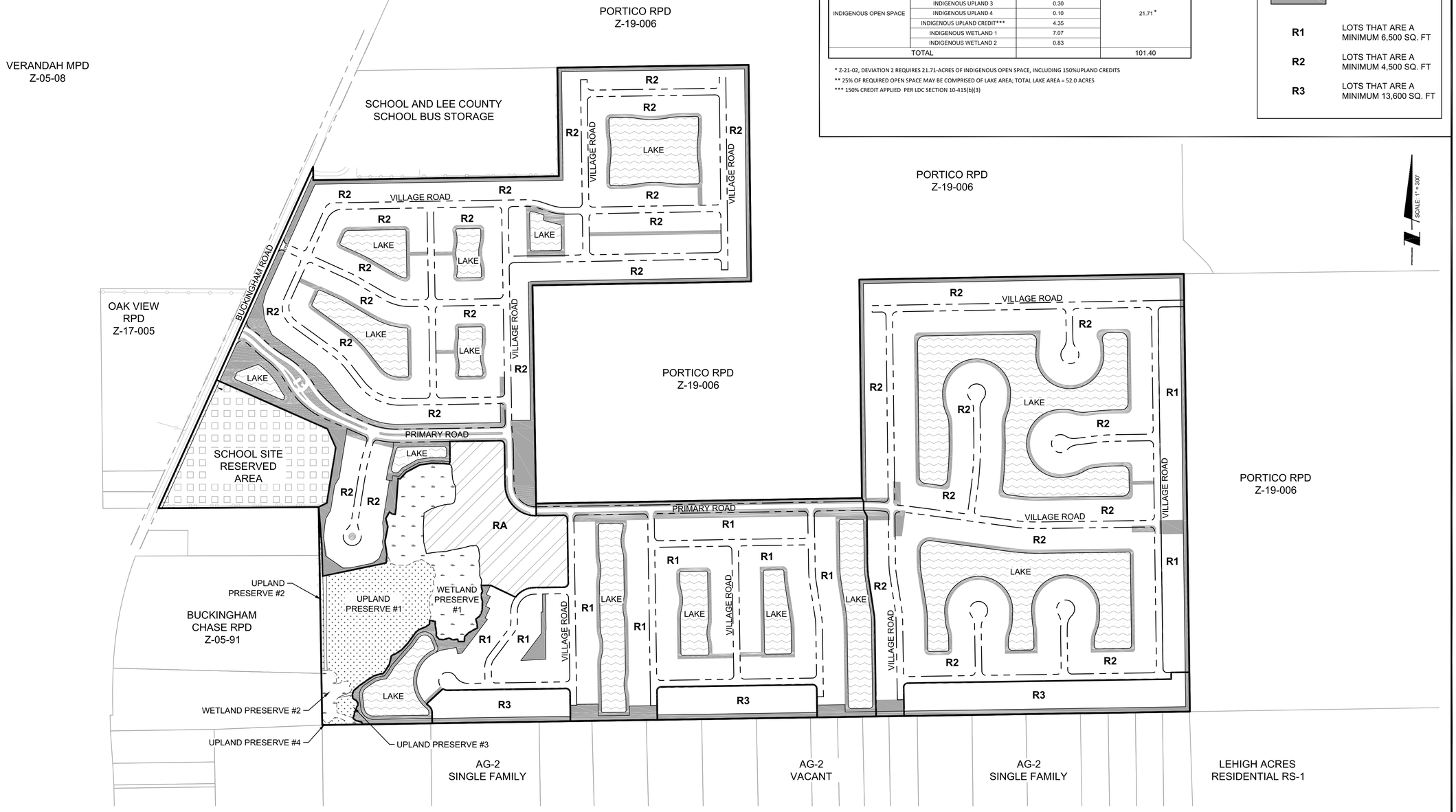
* Z-21-02, DEVIATION 2 REQUIRES 21.71-ACRES OF INDIGENOUS OPEN SPACE, INCLUDING 150%UPLAND CREDITS

** 25% OF REQUIRED OPEN SPACE MAY BE COMPRISED OF LAKE AREA; TOTAL LAKE AREA = 52.0 ACRES

*** 150% CREDIT APPLIED PER LDC SECTION 10-415(b)(3)

LEGEND

- LAKE
- WETLAND PRESERVE
- UPLAND PRESERVE
- AMENITY (RA)
- SCHOOL SITE (RESERVED AREA)
- OPEN SPACE
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PROJECT:

BUCKINGHAM 345

TITLE:

OPEN SPACE PLAN

CLIENT:

LEE COUNTY HOMES ASSOCIATES I, LLLP

REVISIONS:

No:	Revision:	Date:
1	REVISED OPEN SPACE CALCULATION	1/11/23
2	REVISED PER LEE COUNTY COMMENTS	3/15/23
3	REVISED PER LEE COUNTY COMMENTS	4/10/23

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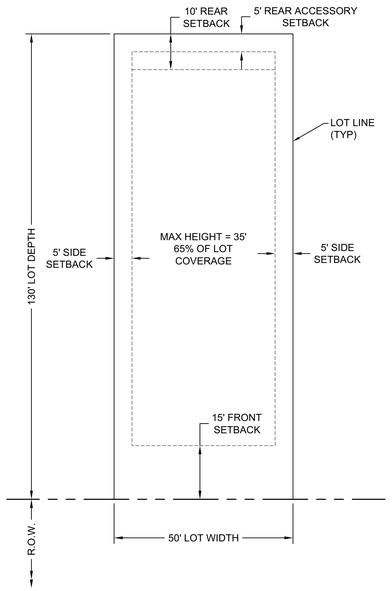
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Sheet Number: 02 of 03

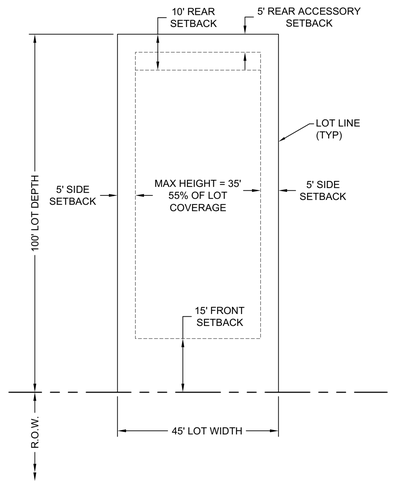
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1. TYPICAL R-1 SINGLE FAMILY LOT



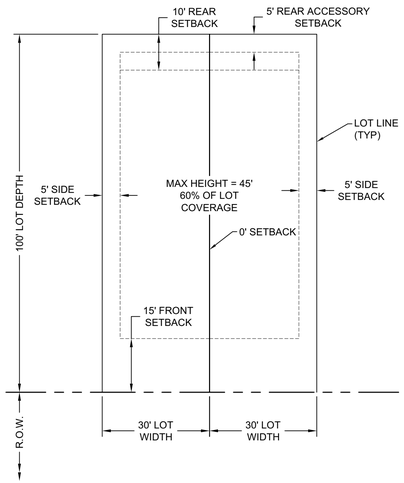
NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.
2. A MINIMUM 20 FEET REQUIRED FROM ANY FRONT ENTRY GARAGE. (15 FEET IS PERMITTED FOR ALL OTHER PORTIONS OF THE PRINCIPAL STRUCTURE.)

2. TYPICAL R-2 SINGLE FAMILY LOT



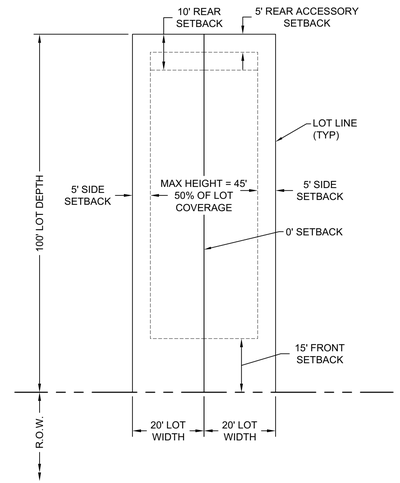
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3. TYPICAL TWO FAMILY ATTACHED LOT(S)



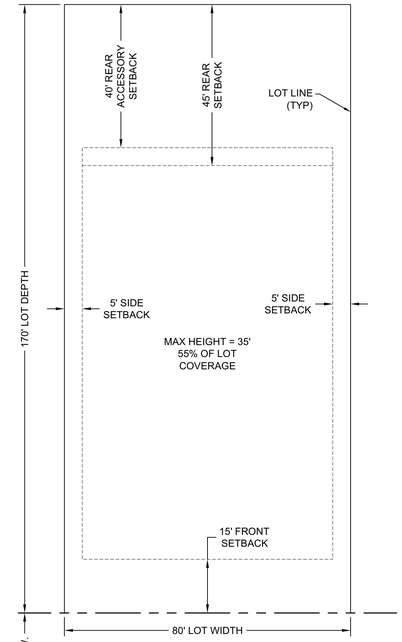
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4. TYPICAL TOWNHOME LOT(S)



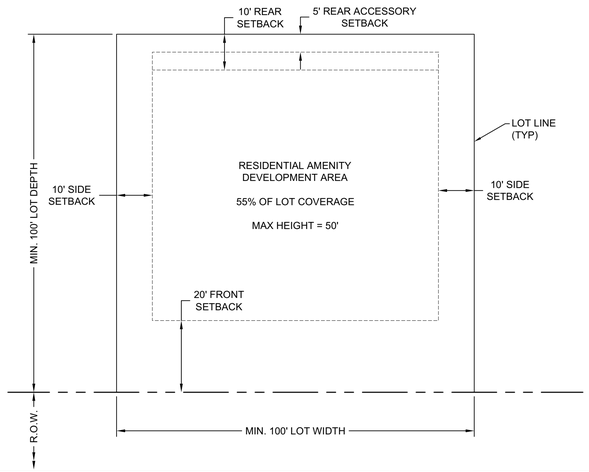
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9. TYPICAL R-3 SINGLE FAMILY LOT

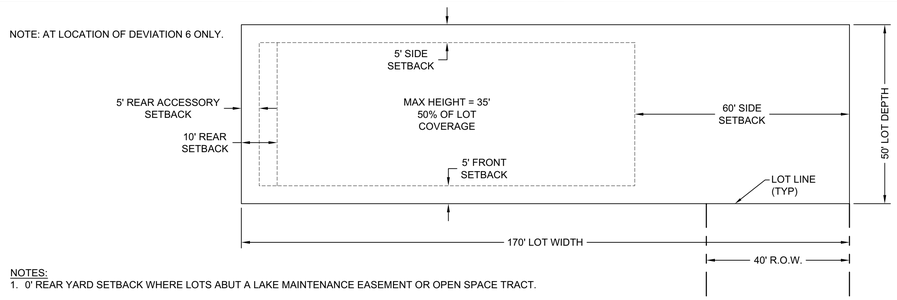


NOTES:
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5. TYPICAL AMENITY LOT

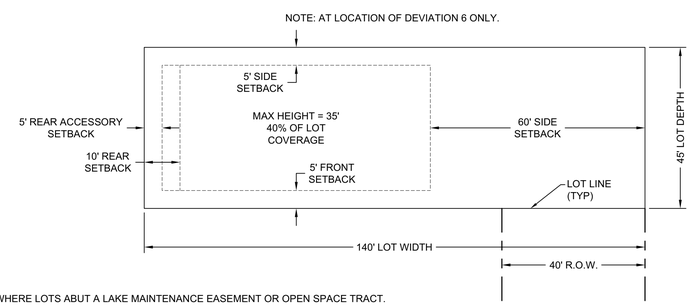


6. TYPICAL R-1 SINGLE FAMILY LOT AT DEAD END R.O.W.



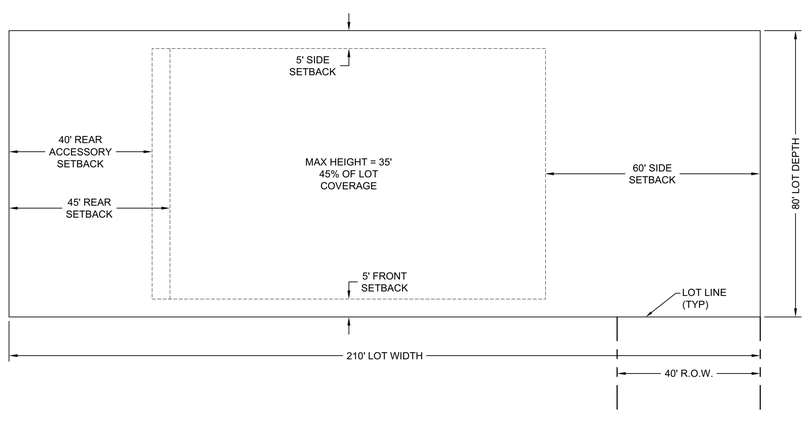
NOTES:
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7. TYPICAL R-2 SINGLE FAMILY LOT AT DEAD END R.O.W.



NOTES:
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8. TYPICAL R-3 SINGLE FAMILY LOT AT DEAD END R.O.W.



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TYPICAL LOT LAYOUTS

CLIENT:

LEE COUNTY HOMES ASSOCIATES I, LLLP

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Sheet Number: 03 of 03