

EXHIBIT B

PA
LEE COUNTY
CONSERVATION
LAND USE

100' RIGHT-OF-WAY EASEMENT
SEMINOLE ELECTRIC CORPORATION, INC.

100' RIGHT-OF-WAY EASEMENT
SEMINOLE ELECTRIC CORPORATION, INC.

100' EASEMENT
LEE COUNTY ELECTRIC COOPERATIVE, INC.

PROJECT LAND USE

PROJECT AREA:	292.91 AC
TRACT AREA TOTAL:	
COMMERCIAL =	12.3 AC
MULTI-FAMILY TRACT #1 =	16.4 AC
MULTI-FAMILY TRACT #2 =	21.7 AC
SINGLE FAMILY TRACTS =	89.4 AC

DWELLING UNIT BREAKDOWN

MULTI-FAMILY TRACT #1 =	300 UNITS
TOWNHOUSE TRACT #3 =	325 UNITS
SINGLE FAMILY TRACTS =	646 UNITS
COMMERCIAL LAND USE	
COMMERCIAL =	30,000 SF RETAIL
	140,000 SF OFFICE/WAREHOUSE

FLOOD ZONE

PARCEL LIES IN FLOOD ZONES AE (EL 16), AE (EL 17), AE (EL 18), AND X PER
FLOOD INSURANCE PANEL 12071C0259F APPROVED 8/28/2008.

DENSITY

DENSITY = NUMBER DWELLING UNITS / TOTAL ACREAGE
= 1419 UNITS / 292.91 AC = 4.84 UNITS PER ACRE

OWNER:
ANGEL ARAMIS, L.L.C.
3845 BECK BOULEVARD
NAPLES, FL 34114

NO.	DATE	REVISION DESCRIPTION	BY
4	2/18/2021	ADDED CONSERVATION EASEMENT HATCH	SDJ
3	11/24/2020	ADDED 330' EAGLE RADIUS	TRL
2	11/20/2020	RENAMED TOWNHOUSE TRACT #3	EMH
1	10/29/2020	ADD TOWNHOME TRACT #2	TRL

BANKS
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10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

MASTER CONCEPT PLAN ESTATES OF ENTRADA FT. MYERS, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
8/26/2020	ENTRADA		EMH	EMH	EMH		1 OF 1		

LEGEND

- # DEVIATION
- WETLAND PRESERVE
- UPLAND BUFFER
- CONSERVATION EASEMENT
- SINGLE FAMILY LOTS ≥ 6500 SF
- INDIGENOUS CREDIT BOUNDARY LINE
- LAKES
- SINGLE FAMILY TRACTS

TOWNHOUSE
TRACT #3

MULTIFAMILY
TRACT #1

CPD
TRACT

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED
RESIDENTIAL PROJECT AREA – 40% (REQUIRED) *
COMMERCIAL PROJECT AREA – 30% (REQUIRED)
* NOT APPLICABLE TO SINGLE-FAMILY LOTS 6500 SF OR GREATER

TOTAL RESIDENTIAL AREA = 292.91 AC (PROPERTY AREA) – 12.35 AC (COMMERCIAL AREA)
= 280.56 AC
RESIDENTIAL AREA (LOTS ≥ 6500 SF) = 27.28 AC
RESIDENTIAL AREA FOR OPEN SPACE = 253.28 AC

OPEN SPACE REQUIRED
= (253.28 AC RESIDENTIAL X 40%) + (12.35 AC COMMERCIAL X 30%)
= 101.31 AC + 3.71 AC
= 105.02 AC **

** 50% OF OPEN SPACE REQUIREMENTS MUST BE INDIGENOUS NATIVE VEGETATION

REQUIRED INDIGENOUS NATIVE VEGETATION = 105.02 AC X 50% = 52.51 AC

INDIGENOUS NATIVE VEGETATION BREAKDOWN

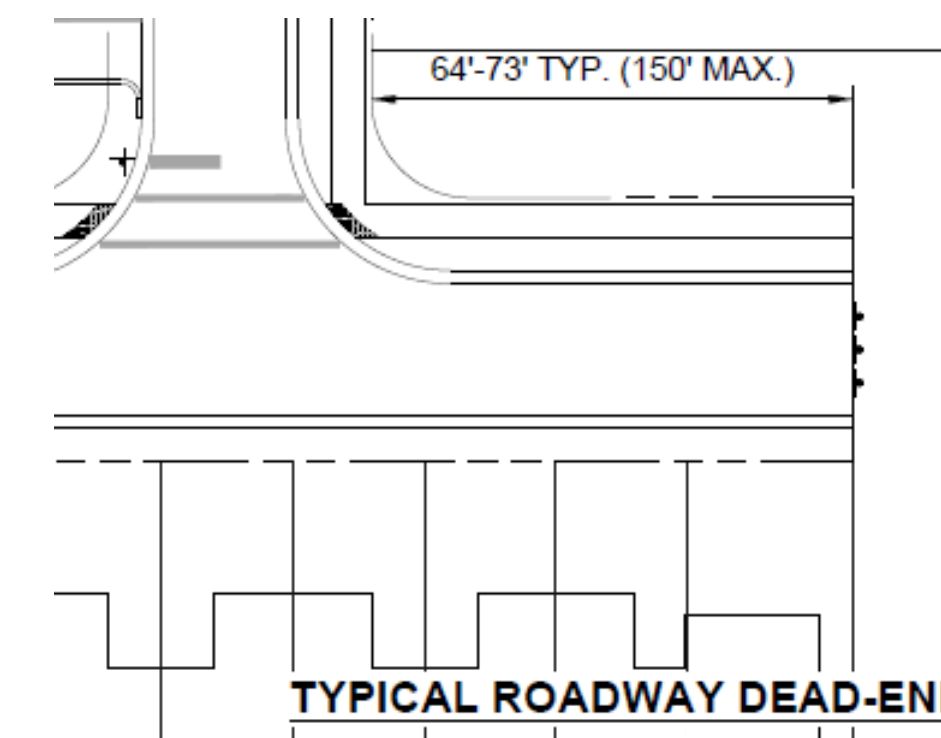
WETLAND PRESERVE	22.74 AC
UPLAND BUFFER	21.51 AC
TOTAL AREA INDIGENOUS NATIVE VEGETATION:	44.25 AC
TOTAL INDIGENOUS NATIVE VEGETATION (WITH CREDITS)	53.02 AC

PROPOSED OPEN SPACE

TOTAL INDIGENOUS NATIVE VEGETATION	44.25 AC
LAKE (25% OF TOTAL OPEN SPACE REQ.) = .25 X 102.73 AC	25.68 AC
LANDSCAPE AREA/COMMON OPEN SPACE/GREEN SPACE	35.61 AC
DRAINAGE DITCHES (25% OF AREA) – 0.25 X 2.35 AC	0.59 AC
UTILITY EASEMENT AREA (OVERHEAD POWER LINES)	15.95 AC
TOTAL:	122.08 AC

TOTAL OPEN SPACE PROVIDED = 122.08 AC
TOTAL OPEN SPACE REQUIRED = 105.02 AC

NOTE: INDIGENOUS PRESERVE LINES SHOWN ARE CONSISTENT WITH EXHIBIT "D"
OF THE APPROVED RESOLUTION Z-06-039, ADD2007-00189.



TYPICAL ON-STREET PARKING

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