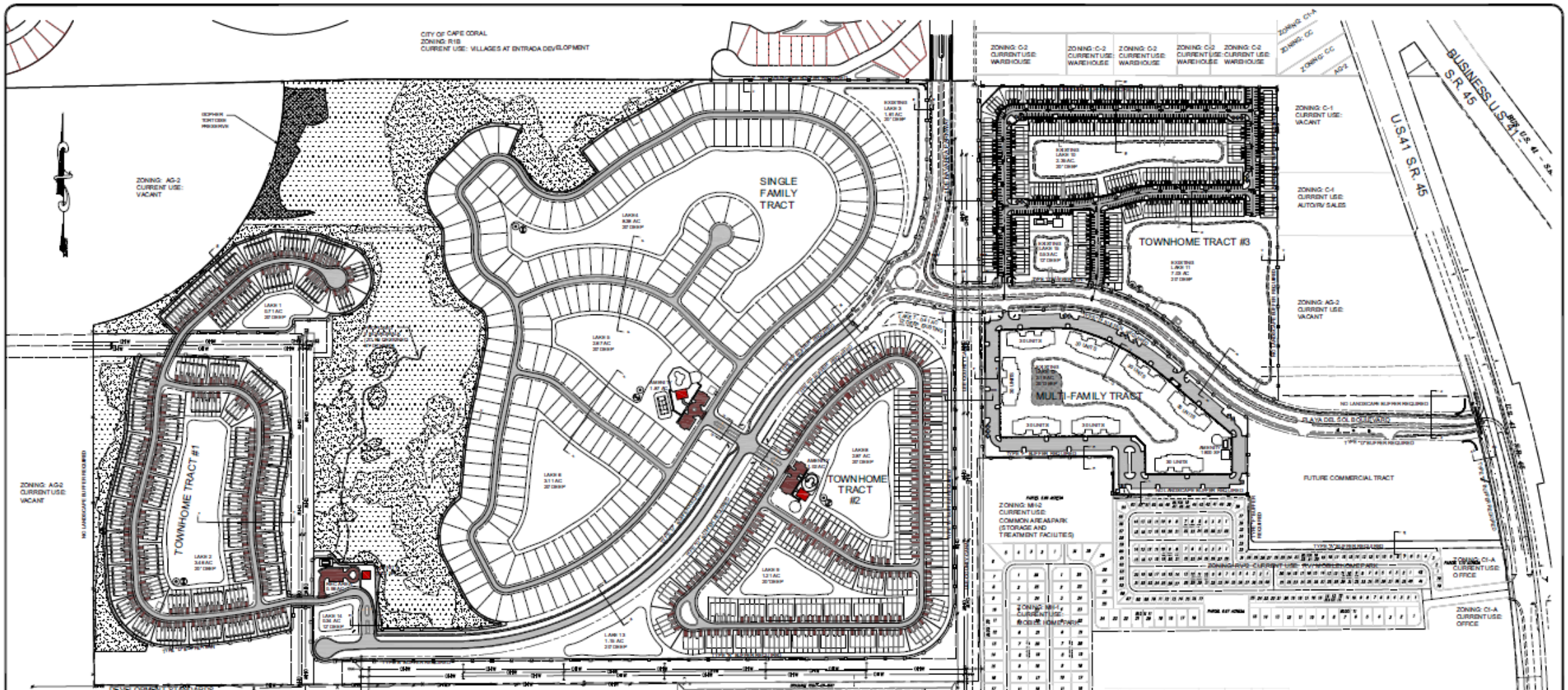

DEVELOPMENT STANDARDS

AREA	TOWNHOME TRACT #3	MULTI-FAMILY TRACT #1	TOWNHOME TRACT #1	TOWNHOME TRACT #2	SINGLE FAMILY TRACT	SINGLE FAMILY TRACT LOTS ≥ 8500 SF	RECREATIONAL FACILITIES KOMMUNITY KAMPNITES	COMMERCIAL TRACT***	TOTAL
PROPOSED USES	18' TOWNHOMES	MULTI-FAMILY	18' TOWNHOMES	22' TOWNHOMES	SINGLE FAMILY	SINGLE FAMILY	---	COMMERCIAL	N/A
# OF UNITS ALLOWED	325	300	300	350	325	325	---	---	1600
PROPOSED # OF UNITS	320	240	329	293	167	112	---	---	1461
REQUIRED PARKING	1.75/UNIT	1.75/UNIT + 10% GUEST*	2/UNIT	2/UNIT	2/UNIT	2/UNIT	1/300 SF	---	N/A
MIN. LOT REQUIREMENT (SQ. FT.)	3,000 PER LOT 1,000 PER UNIT	10,000 PER LOT 2,000 PER UNIT	5,400 PER LOT 1,800 PER UNIT	5,400 PER LOT 1,800 PER UNIT	5,000	6,500	10,000	20,000	N/A
MIN. WIDTH (FT.)	15	100	18	18	50	50	80	100	N/A
MIN. LOT DEPTH (FT.)	65	100	100	100	100	100	90	100	N/A
MIN. FRONT YARD (FT.)	20	20	20	20	20	20	20	20	N/A
** SIDE YARD IN FEET (FT.)	5/0**	15	5/0**	5/0**	5	5	5	10/0**	N/A
SIDE YARD ABUTTING A NON OPEN ACCESS TRACT (FT.)	20	20	20	20	20	20	20	10	N/A
MAX. LOT COVERAGE BY ALL BUILDINGS (%)	65	45	60	60	55	45	45	45	N/A
MAX. BUILDING HEIGHT (FT.)	35 OR 3 STORIES	60 OR 5 STORIES****	35 OR 3 STORIES	35 OR 3 STORIES	35 OR 3 STORIES	35 OR 3 STORIES	35 OR 3 STORIES	35 OR 3 STORIES	N/A
MIN. REAR YARD ABUTTING A LOT (FT.)	5	20	15	15	15	15	5	20	N/A
MIN. REAR YARD FOR ACCESSORY STRUCTURE (FT.)	5	5	5	5	5	5	5	5	N/A
MIN. SETBACK FROM BODIES OF WATER FOR THE ACCESSORY STRUCTURE (FT.)	10	10	10	10	10	10	10	N/A	N/A
MIN. SETBACK FROM BODIES OF WATER (FT.)	20	20	25	25	25	25	10	N/A	N/A
MIN. SETBACK ABUTTING A PRESERVE (FT.)	20	20	20	20	20	20	20	20	N/A

* ALL UNITS PROPOSED HAVE TWO BEDROOMS
** PRIMARY STRUCTURE WILL HAVE A 5 FOOT SIDE SETBACK AND 0 FOOT SETBACK FOR INTERIOR WALLS.
*** COMMERCIAL WILL BE PERMITTED AS A SEPARATE DEVELOPMENT ORDER.
**** ANY STRUCTURE WITH 75' OF LEISURE VILLAGE RECREATIONAL VEHICLE PARK AND LEISURE VILLAGE MOBILE HOME PARK, WILL BE LIMITED TO A MAXIMUM HEIGHT OF 35 FEET.

ABBREVIATIONS

W/	= WITH
REQD	= REQUIRED
TYP	= TYPICAL
REC	= RECREATIONAL
MIN	= MINIMUM
AC	= ACRES
SQ.FT.	OR SF = SQUARE FEET
LF	= LINEAR FOOT
S.F.L.	= SINGLE FAMILY LOT
M.F.	= MULTI-FAMILY
E.O.P.	= EDGE OF PAVEMENT
R.O.W.	= RIGHT OF WAY
L.M.E.	= LAKE MAINTENANCE EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
N.W.L.	= NORMAL WATER LEVEL

LEGEND:

- RIGHT OF WAY LINE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY LINE
- UPLAND WETLAND BUFFER
- WETLAND AREA
- GOPHER TORTOISE AREA
- D — REFUSE COLLECTION AREA
- LAKE SLOPE 4:1 WITH SLOPE SOFTENING CONSTRUCTION

NOTE:
LAKES TO BE CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE IDENTIFIED.

PROJECT LAND USE

PROJECT AREA:	292.93 AC		(100%)
TRACT AREA TOTAL:	112.72 AC		(38.5%)
FUTURE COMMERCIAL TRACT:	32.81 AC	(11.2%)	
MULTI-FAMILY TRACT #1:	7.78 AC	(6.9%)	
TOWNHOME TRACT #1:	17.97 AC	(15.9%)	
TOWNHOME TRACT #2:	18.04 AC	(16.0%)	
TOWNHOME TRACT #3:	12.12 AC	(10.8%)	
SINGLE FAMILY TRACT:	44.25 AC	(39.2%)	
PUBLIC R.O.W. AREA (PLAYA DEL SOL BLVD.)	6.56 AC		(2.2%)
PUBLIC R.O.W. AREA (DE NAVARRA PKWY.)	11.88 AC		(4.1%)
PRIVATE R.O.W. AREA:	17.87 AC		(6.1%)
L.C.E.C./SUMMERLIN ELECTRIC EASEMENT AREA:	19.17 AC		(6.5%)
LAKE AREA:	58.02 AC		(19.8%)
RECREATION AREA TOTAL:	2.99 AC		(1.0%)
RECREATION AREA #1:	0.84 AC	(28.0%)	
RECREATION AREA #2	0.9 AC	(30.6%)	
RECREATION AREA #3	0.41 AC	(14.0%)	
RECREATION AREA #4	0.55 AC	(18.6%)	
RECREATION AREA #5	0.25 AC	(8.5%)	
*WETLAND/INDIGENOUS AREA:	43.01 AC		(14.7%)
ADDITIONAL COMMON OPEN AREA:	31.45 AC		(10.7%)

FLOOD ZONES

FUTURE COMMERCIAL TRACT:	"AE - ELEV 16.0"
MULTI-FAMILY TRACT #1:	"AE - ELEV 16.0' AND 17.0"
TOWNHOME TRACT #1:	"AE - ELEV 17.0" AND "X"
TOWNHOME TRACT #2:	"AE - ELEV 16.0' AND 17.0"
TOWNHOME TRACT #3:	"AE - ELEV 18.0"
SINGLE FAMILY TRACT:	"AE - ELEV 16.0', 17.0' AND 18.0"

DWELLING UNIT BREAKDOWN

SEE DEVELOPMENT STANDARDS CHART THIS SHEET

DENSITY

DENSITY = NUMBER DWELLING UNITS/TOTAL ACREAGE
= 1461 UNITS / 292.93 AC
= 4.99 UNITS PER ACRE

PARKING CALCULATIONS

SEE SITE DEVELOPMENT PLAN DETAIL SHEETS 9-20 FOR CALCULATIONS

OPEN SPACE & INDIGENOUS PRESERVE

SEE OPEN SPACE & INDIGENOUS PRESERVE PLAN FOR OPEN SPACE & INDIGENOUS PRESERVE CALCULATIONS (SHEET 6A)

date 070313
file name:
job ESTATES

No	Date	Revisions
1	08/14	CLARIFIED ROADWAY NECKDOWN TO 90'
2	08/14	ADDED DIRECTIONS IN PLUMBRAY

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MASTER SITE DEVELOPMENT PLAN
OF
ESTATES AT ENTRADA
SITE DEVELOPMENT PLAN
FOR
ANGEL ARAMIS, LLC
3845 BECK BLVD., SUITE 803
NAPLES, FL 34114

scale: 1"=200'

SHEET 5 OF 70

MARK D. MCCLURKY, P.E.
FLORIDA REG. NO. 68032

date