

BAYSHORE 75 RPD

MASTER CONCEPT PLAN

CLIENT:
CAH-SWFL LAND HOLDINGS, LLC

REVISIONS:

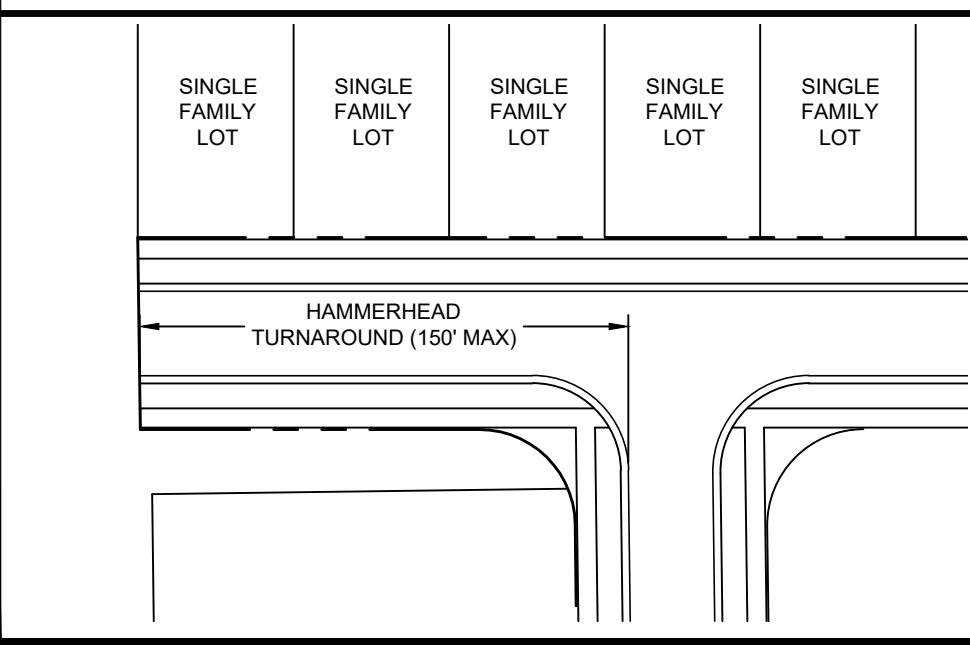
No.	Revision	Date
1	REVISED PER LEE COUNTY COMMENTS	4/27/23

NOTES:

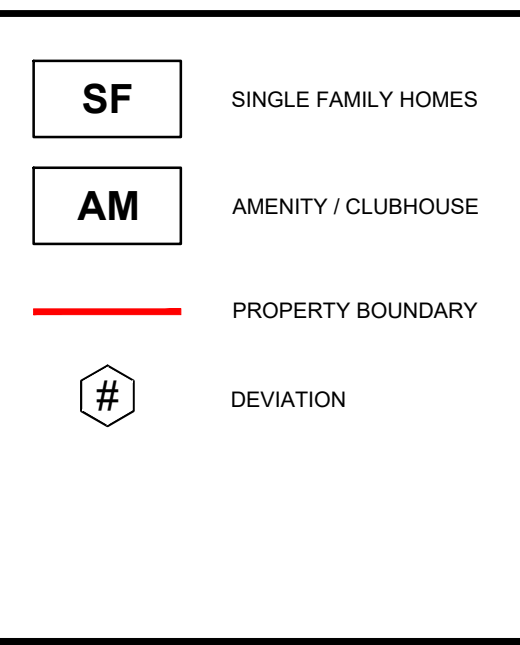
PROFESSIONAL SEALS:
 PROFESSIONAL ENGINEER:
 FLORIDA LICENSE NUMBER:

DATUM NOTE:
 ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988)
 Bar Scale: 1" = 100'
 SEC. 19, 30 TWP. 43S RGE. 25E
 City: FORT MYERS County: LEE
 Designed by: CURTIS WICKSTROM
 Drawn by: CURTIS WICKSTROM
 Date: JAN 2023
 Horizontal Scale: 1" = 100'
 Vertical Scale: N.T.S.
 Project Number: P-CAH-101-001
 File Name: P-CAH-101-001-X08.dwg
 Sheet ID: **X08**
 Sheet Number: 01 of 01

HAMMERHEAD TURNAROUND DETAIL



LEGEND



OPEN SPACE CALCULATIONS

PROPERTY AREA: 74.11 AC
REQUIRED OPEN SPACE CALCULATION:
 • 40% OF PROPERTY AREA
 • 74.11 AC, X 40%
 • TOTAL REQUIRED OPEN SPACE: 29.64 AC
PROVIDED OPEN SPACE CALCULATION:
 • LAKE = 7.41 AC
 • (25% OF REQUIRED OPEN SPACE MAY BE COMPRISED OF LAKE)
 • INDIGENOUS AREA: 1.68 AC
 • OTHER OPEN SPACE: 27.96 AC (OTHER OPEN SPACE IS PROVIDED IN BUFFERS, LANDSCAPE AREAS, ACTIVE / PASSIVE RECREATION AREAS)
 • TOTAL OPEN SPACE PROVIDED: 29.64 AC

DEVIATIONS

- ① HAMMERHEAD TURNAROUND
- ② 2 MEANS OF INGRESS OR EGRESS