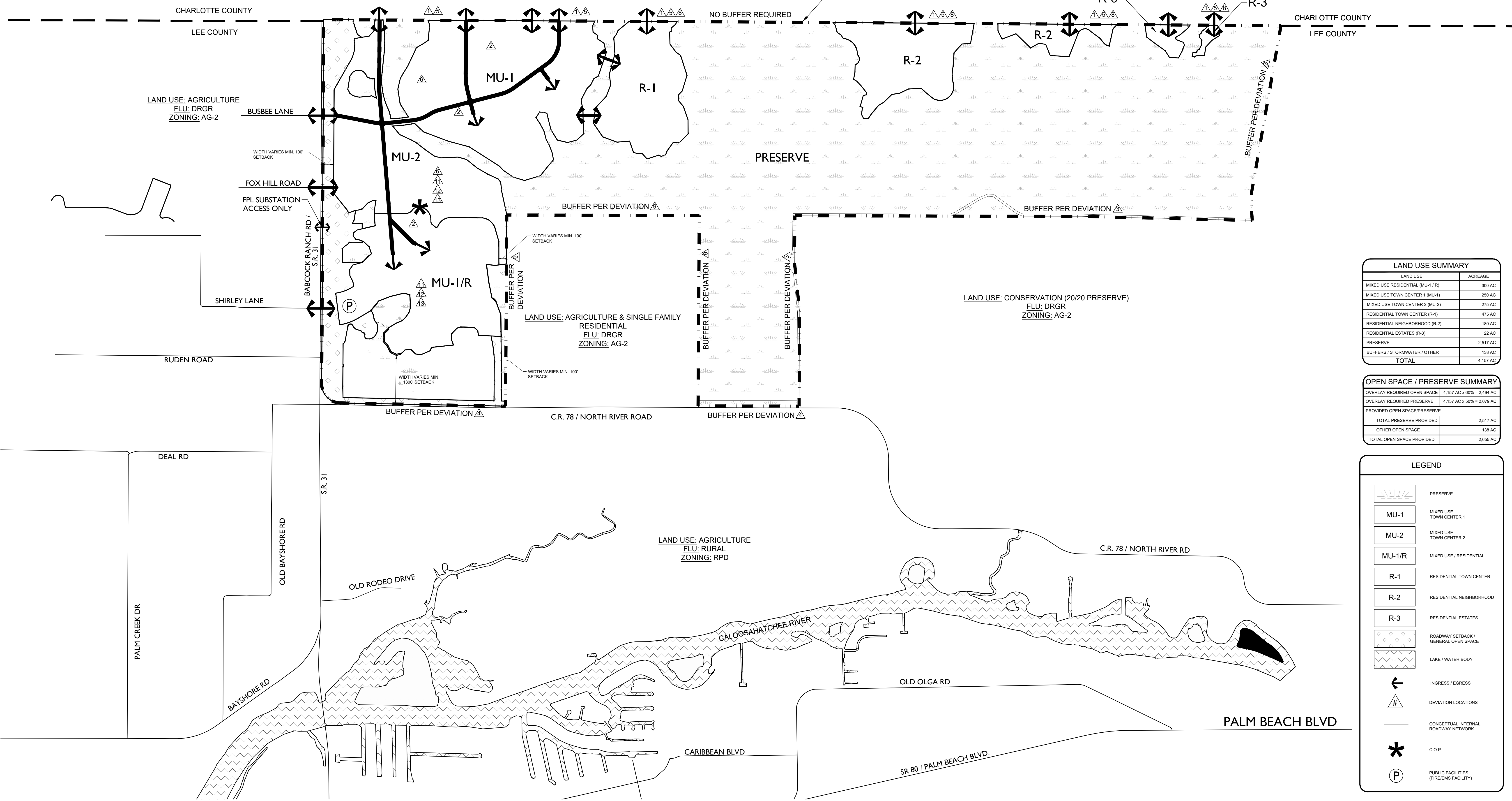


ACREAGE SUMMARY (WEST)	
TOTAL ACREAGE	1904± AC
TOTAL DEVELOPMENT ACREAGE	1145± AC
TOTAL PRESERVE ACREAGE	612± AC
TOTAL OPEN SPACE/ROADWAY	147± AC

LAND USE: MIXED USE TOWN CENTER
 FLU: BABCOCK RANCH OVERLAY DISTRICT
 ZONING: BABCOCK OVERLAY ZONING DISTRICT

LAND USE: FUTURE RESIDENTIAL / PRESERVE
 FLU: BABCOCK RANCH OVERLAY DISTRICT
 ZONING: BABCOCK OVERLAY ZONING DISTRICT



LAND USE SUMMARY	
LAND USE	ACREAGE
MIXED USE RESIDENTIAL (MU-1 / R)	300 AC
MIXED USE TOWN CENTER 1 (MU-1)	250 AC
MIXED USE TOWN CENTER 2 (MU-2)	275 AC
RESIDENTIAL TOWN CENTER (R-1)	475 AC
RESIDENTIAL NEIGHBORHOOD (R-2)	180 AC
RESIDENTIAL ESTATES (R-3)	22 AC
PRESERVE	2,517 AC
BUFFERS / STORMWATER / OTHER	138 AC
TOTAL	4,157 AC

OPEN SPACE / PRESERVE SUMMARY	
OVERLAY REQUIRED OPEN SPACE	4,157 AC x 60% = 2,494 AC
OVERLAY REQUIRED PRESERVE	4,157 AC x 50% = 2,079 AC
PROVIDED OPEN SPACE/PRESERVE	
TOTAL PRESERVE PROVIDED	2,517 AC
OTHER OPEN SPACE	138 AC
TOTAL OPEN SPACE PROVIDED	2,655 AC

LEGEND

- PRESERVE
- MIXED USE TOWN CENTER 1
- MIXED USE TOWN CENTER 2
- MIXED USE / RESIDENTIAL
- RESIDENTIAL TOWN CENTER
- RESIDENTIAL NEIGHBORHOOD
- RESIDENTIAL ESTATES
- ROADWAY SETBACK / GENERAL OPEN SPACE
- LAKE / WATER BODY
- INGRESS / EGRESS
- DEVIATION LOCATIONS
- CONCEPTUAL INTERNAL ROADWAY NETWORK
- C.O.P.
- PUBLIC FACILITIES (FIRE/EMS FACILITY)

RVI BABCOCK MPD • MASTER CONCEPT PLAN

LEE COUNTY, FLORIDA
 2023-11-29
 541-100
 BABCOCK PROPERTY HOLDINGS, LLC

BABCOCK PROPERTY HOLDINGS, LLC

0 150' 300' 600'
 SCALE: 1" = 300'-0"

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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