

kwiktag®

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BACKUP FOR CPA2004-10

COMP PLAN DRAWER

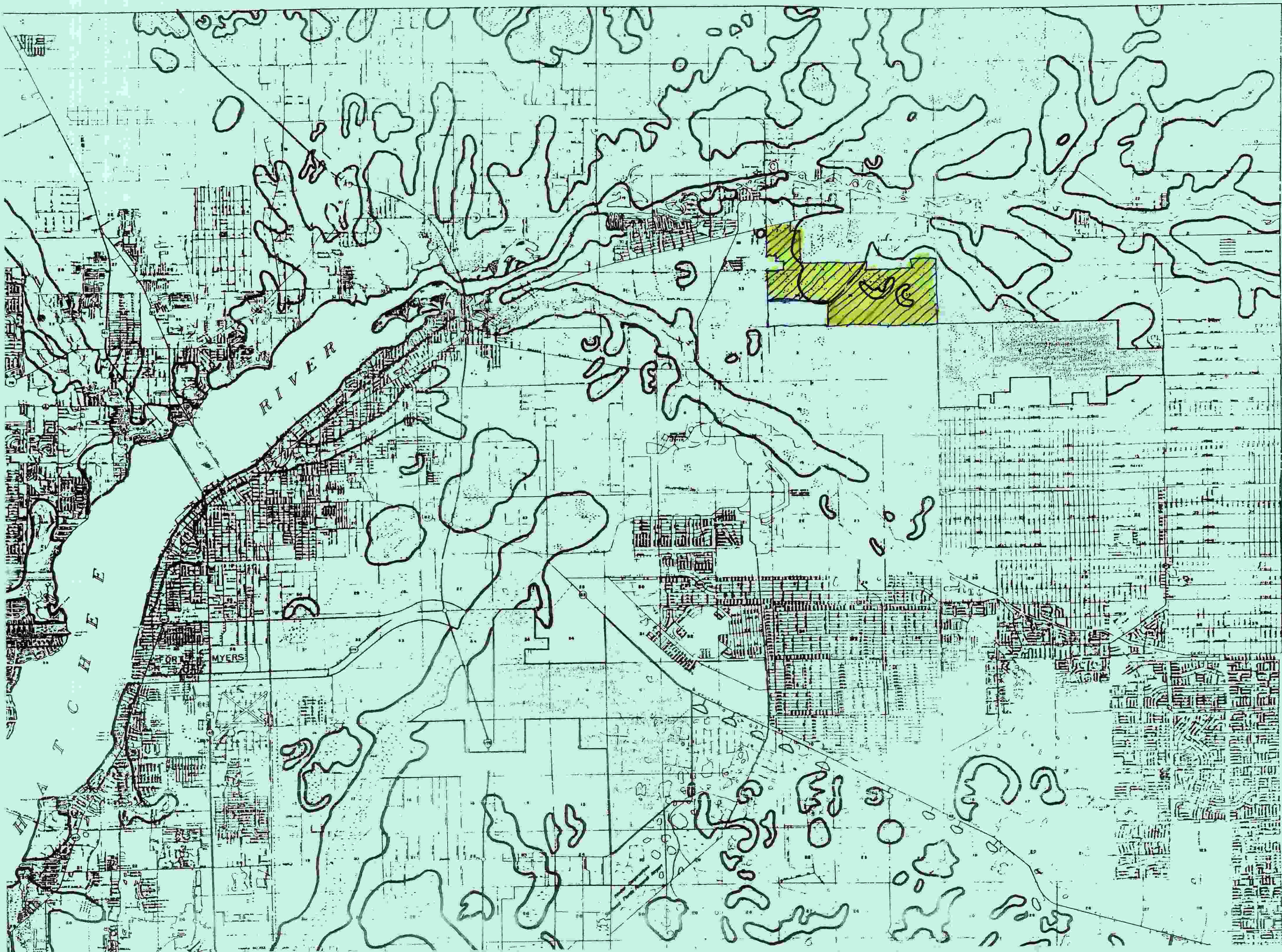
COUNTY

CHARLOTTE

COUNTY



= Parcel Property for Comp Plan Amendment



COUNTY

HENDRY

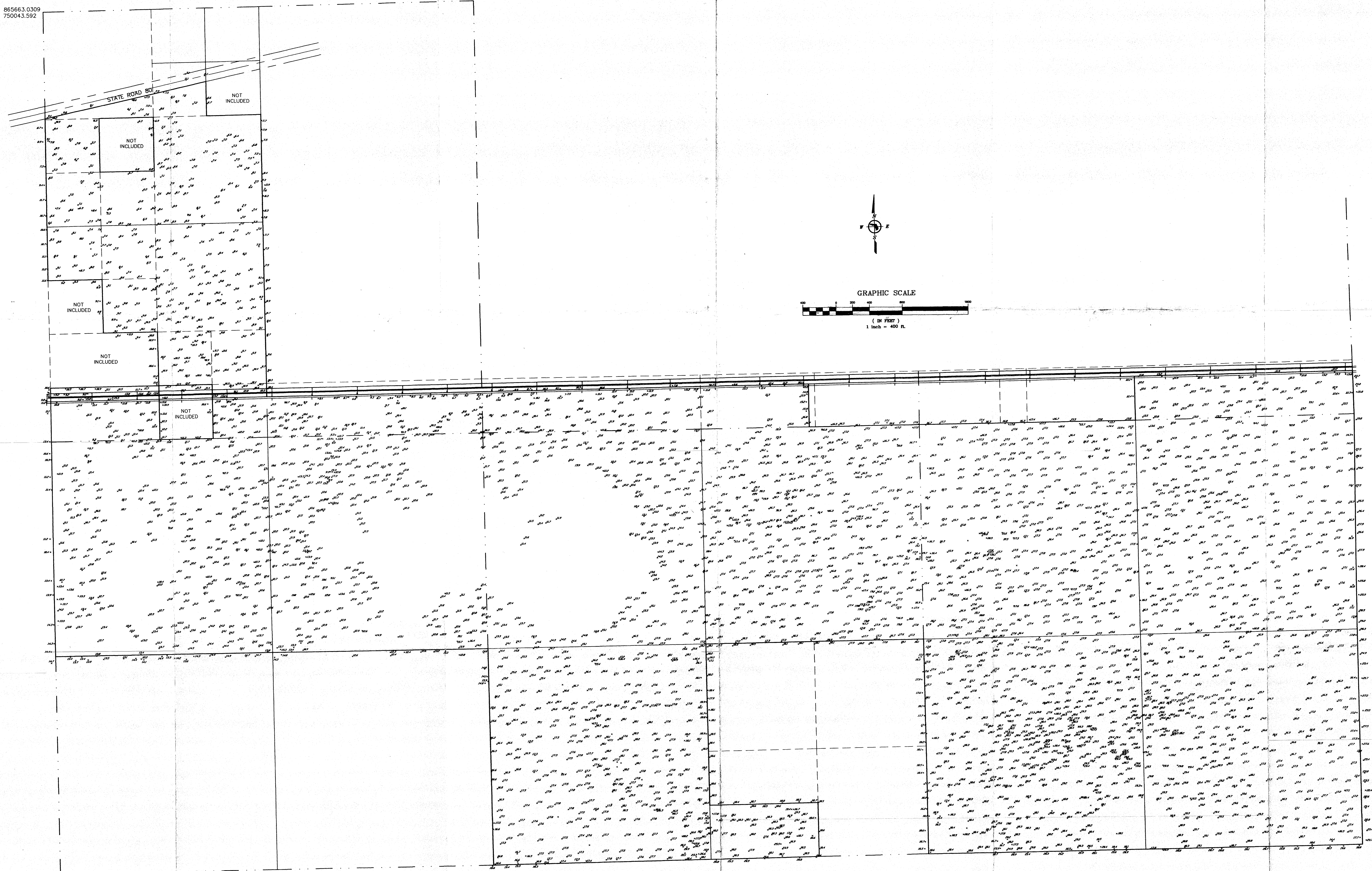
HENDRY COUNTY

T 43 S

T 44 S

T 45 S

865663.0309
750043.592



DATE REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____



CONSUL-TECH ENGINEERING, INC.
Consulting Engineers Land Planners Land Surveyors
24831 Old 41 Road Bonita Springs, Florida 34135
Phone (941) 947-0266 Fax (941) 947-1323
E-Mail bonita@consul-t.com
Certificate of Authorization #LB3527

TYPE OF SURVEY:

SPECIFIC PURPOSE SURVEY
TO SHOW GEOMETRY OF LAND DESCRIBED

PROJECT

HAWK'S HAVEN
LEE COUNTY, FLORIDA
RDS 27, 34, 35, 36, TOWNSHIP 4

TITLE:

NOTE: The undersigned and CONSEC-TECH ENGINEERING, INC. make no representations or guarantees as to the completeness of the information reflected herein, particularly as to existence, right of title, abstractness, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the referenced records. The undersigned, CONSEC-TECH, INC. does not research the public records for matters affecting the local jurisdiction.

NOTE: This instrument is the property of CONSEC-TECH ENGINEERING, INC. and shall not be reproduced in whole or in part without written permission of CONSEC-TECH ENGINEERING, INC.

ROBERT J. BILLS
PSM #469R

3-3-99
DATE

<i>FB</i>	<i>PC</i>
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DESIGN BY:

DRAWN BY:
CHECKED BY:
DATE: 3/03/

CAD FILE:
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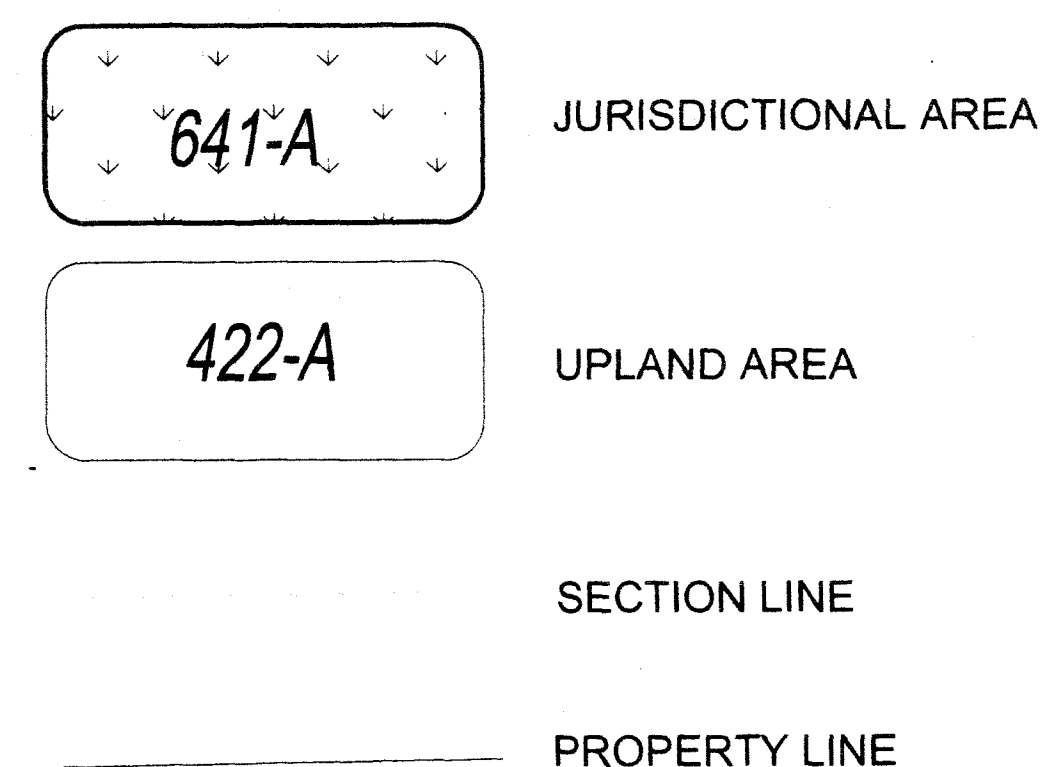
DWG NO: C-

SCALE: 1"=400'

PROJECT NUMBER
CTE: 980408
BONITA: (98-2

SHEE

(2 of



LEGEND

FLUCCS	CODES	-	DESIGNATION	AREA (AC.)
CODE	DESIGNATION			
212	UNIMPROVED PASTURE			513.62
320	SHRUB AND BRUSHLAND			60.86
321	PALMETTO PRAIRIE			194.04
330	MIXED RANGELAND			89.37
411	PINE FLATWOODS			382.42
422	BRAZILIAN PEPPER			25.11
427	LIVE OAKS			2.99
429	WAX MYRTLE			111.26
434	HARDWOOD - CONIFER MIXED			117.20
438	MIXED HARDWOODS			7.07
610	WETLAND HARDWOOD FOREST			8.57
621	CYPRESS WETLAND			133.98
630	WETLAND FORESTED MIXED			18.70
641	FRESHWATER MARSH			51.39
643	WET PRAIRIE			15.02
RR ROW	RR ROW			4.54
OSW	OSW			.49
UNKNOWN	UNKNOWN			2.05



EXHIBIT IIF-1

DATE	REFLECTIONS:
1	
2	
3	
4	
5	
6	

CTE **CONSUL-TECH ENGINEERING, INC.**
Consulting Engineers Land Planners Land Surveyors
24831 Old 41 Road Bonita Springs, Florida 34135
Phone (941) 947-0265 Fax (941) 947-1323
E-Mail bonita@consul-loom.com
Certificate of Authorization #LB3527

SULLIVAN
Sullivan Associates, Inc. Architects Planners Engineers
2314 Market Street, Philadelphia, Pennsylvania 19103
(215) 567-7300 FAX (215) 567-5329/2637

FL. TAMPA WEST, INC.
5307 FOX HUNT DRIVE
WESLEY CHAPEL, FLORIDA 33543
(813) 907-1539

PROJECT

HAWK'S HAVEN
LEE COUNTY, FLORIDA
SECTIONS 27, 34, 35, 36, TOWNSHIP 43S, RANGE 26E

TITLE:

ENVIRON. SENSITIVE LANDS MAP

NOTE: The undersigned and CONSUL-TECH ENGINEERING, INC. make no representations or guarantees as to the completeness of the information reflected herein pertaining to easements, right of way, setback lines, reservations, agreements or other matters of record. This statement is intended to reflect and set forth only those items shown in the references above. CONSUL-TECH ENGINEERING, INC. did not research the public records for matters affecting the lands shown.

NOTE: This instrument is the property of CONSUL-TECH ENGINEERING, INC. and shall not be reproduced in whole or in part without written permission of CONSUL-TECH ENGINEERING, INC.

[illegible]

DESIGN BY: VA
DRAWN BY: VA
CHECKED BY: DEM
DATE: FEB. 22, 1999

CAD FILE:
98-262-SP

DWG NO:
C-509

SCALE: **1"=400'**
PROJECT NUMBER:
CITY: **980408**
BOYD: **(98-263)**

SHEET
1 OF **1**

OPEN SPACE LAND USE TABULATIONS

CATEGORY	ACREAGE
MULTI-FAMILY (200 - 250 UNITS)	53.6
SINGLE FAMILY	504.4
50' X 100' LOTS (120 - 180 UNITS)	49.3
60' X 100' LOTS (295 - 415 UNITS)	83.3
75' X 110' LOTS (700 - 960 UNITS)	351.5
100' X 160' LOTS (14 - 20 UNITS)	20.9
ROAD RIGHT-OF-WAY	30.0
OPEN SPACE GENERAL	204.0
WETLANDS/INDIGENOUS (OS)	8.3
WETLANDS/INDIGENOUS (OS)	341.1
CREATED WETLAND (OS)	2.2
LAKES (OS)	88.4
OPEN SPACE GOLF COURSE (LAKES = 141.1 AC)	531.0
OTHER DEVELOPMENT	8.5
RECREATION AREA/ FACILITIES	6.9
STORAGE 1	4.0
STORAGE 2	2.1
SALES & INFORMATION CENTER	13.2
GOLF CLUB AREA	13.2
TOTAL PROJECT ACREAGE	1797.5

OPEN SPACE AREA	WETLAND/INDIGENOUS	WETLAND/INDIGENOUS	WETLAND/INDIGENOUS	WETLAND/INDIGENOUS	WETLAND/INDIGENOUS	WETLAND/INDIGENOUS
1	2.2	1.8	—	—	1.8	0.8
2	8.1	1.9	—	—	4.2	3.8
3	14.3	8.6	—	0.8	4.9	3.8
4	14.9	5.2	—	—	7.8	1.9
5	6.8	3.8	—	—	3.0	—
6	5.3	—	—	—	1.6	—
7	4.1	—	—	—	1.7	2.4
8	11.0	2.7	—	—	8.2	—
9	13.5	3.8	—	—	8.7	—
10	67.8	11.2	3.1	—	16.4	37.2
11	4.3	1.8	—	—	2.6	—
12	22.8	3.6	—	—	1.6	—
13	5.3	—	5.3	—	0.5	14.5
14	96.3	74.8	—	—	17.7	3.8
15	12.2	7.7	—	—	4.6	—
16	50.8	21.8	—	0.9	23.1	8.1
17	31.2	—	—	—	23.1	8.1
18	16.9	—	—	—	16.9	—
19	35.6	10.7	—	—	10.6	1.5
20	24.2	2.2	—	—	3.1	—
21	5.2	2.2	—	—	34.9	2.9
22	51.9	14.1	—	—	10.8	—
23	10.8	—	—	—	3.4	12.1
24	15.5	—	—	—	68.1	—
25	80.9	11.8	—	—	0.8	—
26	5.4	4.6	—	—	21.3	—
27	21.3	—	—	—	0.4	—
28	4.1	—	—	—	1.0	3.1
29	0.4	—	—	—	0.4	—
30	0.4	—	—	—	0.3	—
31	0.3	—	—	—	0.3	—
32	0.3	—	—	—	0.3	—
33	0.4	—	—	—	0.4	—
TOTAL	643.9	204.0	8.3	2.2	341.1	88.4
PERCENTAGE	31.7%	1.3%	0.3%	53.0%	13.7%	

- NOTES:
- ALL STRUCTURES WITHIN THIS PROJECT (RESIDENTIAL CLUBHOUSE, GOLF MAINTENANCE BUILDING AND OTHER ACCESSORY FACILITIES) ARE LIMITED TO 3 STORIES OR 45'.
 - LOTS CONNECTING DIRECTLY TO THE MAIN ("SPINE") ROAD WILL NOT HAVE DIRECT BACK-OUT ONTO THE ROADWAY. DRIVEWAY TURN AROUND WILL BE PROVIDED.
 - ZERO LOT LINE, TWO FAMILY ATTACHED AND TOWNHOUSE LOTS IN MULTI-FAMILY AREA SHALL HAVE A MINIMUM AREA OF 4,000 SQ. FT. AND A MINIMUM WIDTH OF 40'.
 - MULTI-FAMILY BUILDING LOTS SHALL HAVE A MINIMUM AREA OF 20,000 SQ. FT. AND A MINIMUM WIDTH OF 150'.

REQUIRED OPEN SPACE/INDIGENOUS SPACE:
SINGLE FAMILY PARCELS WITH MORE THAN 6500 SQ. FT. LOTS (WHICH DO NOT REQUIRE OPEN SPACE)

PARCEL	ACREAGE
1	7.0
2	19.4
3	40.7
4	40.7
5	40.7
6	40.7
7	40.7
8	40.7
9	40.7
10	40.7
11	40.7
12	40.7
13	40.7
14	40.7
15	40.7
16	40.7
17	40.7
18	40.7
19	40.7
20	40.7
21	40.7
22	40.7
23	40.7
24	40.7
25	40.7
26	40.7
27	40.7
28	40.7
29	40.7
30	40.7
31	40.7
32	40.7
33	40.7
TOTAL	371.6

REMAINING ACREAGE: 1,425.9 ACRES
OPEN SPACE REQUIRED (40%) = 570.4 ACRES
OPEN SPACE PROVIDED = 1,775.0 ACRES
INDIGENOUS SPACE REQUIRED (20%) = 285.2 ACRES
INDIGENOUS SPACE PROVIDED = 545.1 ACRES

RESIDENTIAL LAND USE SCHEDULE

PARCEL	ACREAGE	USE	NO. OF UNITS (RANGE)
RMF-1	53.6	MULTI-FAMILY, ZERO LOT LINE, TOWNHOUSE	200 - 250
R-1	7.0	TWO-FAMILY ATTACHED OR SINGLE FAMILY ON 40' X 80' LOTS	8 - 10
R-2	19.4	SINGLE FAMILY ON 75' X 110' LOTS	8 - 10
R-3	5.1	SINGLE FAMILY ON 100' X 160' LOTS	7 - 10
R-4	40.7	SINGLE FAMILY ON 75' X 110' LOTS	80 - 110
R-5	42.5	SINGLE FAMILY, TWO FAMILY ATTACHED, TOWNHOUSE, ZERO LOT LINE, ON 50' X 100' LOTS	90 - 130
R-6	27.0	SINGLE FAMILY ON 60' X 100' LOTS	120 - 150
R-7	11.8	SINGLE FAMILY ON 60' X 100' LOTS	70 - 150
R-8	8.2	SINGLE FAMILY ON 100' X 160' LOTS	6 - 10
R-9	15.1	SINGLE FAMILY ON 60' X 100' LOTS	30 - 50
R-10	6.8	SINGLE FAMILY, TWO FAMILY ATTACHED, TOWNHOUSE, ZERO LOT LINE, ON 50' X 100' LOTS	30 - 50
R-11	23.4	SINGLE FAMILY ON 60' X 100' LOTS	60 - 80
R-12	50.8	SINGLE FAMILY ON 75' X 110' LOTS	90 - 140
R-13	6.1	SINGLE FAMILY ON 60' X 100' LOTS	15 - 25
R-14	193.7	SINGLE FAMILY ON 75' X 110' LOTS	385 - 450
R-15	46.7	SINGLE FAMILY ON 75' X 110' LOTS	130 - 190
TOTAL	643.9		1598

TOTAL UNITS (NOT TO EXCEED): 1598

NOTES:

- CURRENT SITE ZONING AND LAND USE CLASSIFICATION IS AG-2 (SUBURBAN COMMUNITY) AND R-2 (RURAL).
- PROJECT DEVELOPER: FL. TAMPA WEST, INC. 5307 FOX HUNT DRIVE, WESLEY CHAPEL, FLORIDA 33543 (813) 907-1539 ATTN: MR. FRANK STRINGER
- PROJECT DESCRIPTION: 1598 RESIDENTIAL UNITS, 36 HOLES OF GOLF WITH DRIVING RANGE, GOLF COURSE CLUB HOUSE, GOLF COURSE MAINTENANCE FACILITY, GENERAL RECREATION AREA FOR RESIDENTS.
- UTILITY AVAILABILITY: WATER - LEE COUNTY UTILITIES, 1500 MONROE STREET, P.O. BOX 398, FORT MYERS, FLORIDA 33902 (841) 479-6185; SEWER - LEE COUNTY UTILITIES, 1500 MONROE STREET, P.O. BOX 398, FORT MYERS, FLORIDA 33902 (841) 479-6185; IRRIGATION - PRIVATE ON-SITE FACILITIES USING A SERIES OF WELLS AND LAKES; ELECTRIC - FLORIDA POWER & LIGHT, 1534 WINKLER ROAD, FORT MYERS, FLORIDA 33908 (841) 332-9190; PHONE - SPRINT, 2520 CARGO STREET, BLDG. A, FORT MYERS, FLORIDA 33916 (841) 536-1123.
- BUFFERING: NO BUFFERING OF ADJACENT PROPERTIES IS REQUIRED SINCE SIMILAR USES AND/OR FUTURE LAND USE CATEGORIES EXIST.
- MASS TRANSIT: LEE TRANS DOES NOT SERVE THIS AREA. NO MASS TRANSIT SERVICE IS ANTICIPATED FOR THIS PROJECT.
- INTERSECTION SEPARATION: INTERSECTION SPACING ALONG THE SPINE ROAD AND INTERNAL ROADWAYS WILL EXCEED 125 FEET. DRIVEWAY SPACING OF SINGLE FAMILY OR TWO UNIT DWELLINGS WILL BE SPACED CLOSER.

NOTES:

- GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
- TOTAL GENERAL OPEN SPACE = 643.9 AC. OR 35.8 % OF PROJECT SITE (THIS IS FOR AREAS NOT DEFINED FOR A SPECIFIC USAGE. ADDITIONAL OPEN AREA WILL BE PROVIDED WITHIN THE VARIOUS RESIDENTIAL DEVELOPMENT AREAS).
- LAKES / WATER MANAGEMENT AREAS MAY BE LOCATED WITHIN GENERAL OPEN SPACE OR GOLF COURSE AREAS. ONLY 20% OF THE OPEN SPACE MAY BE MET BY LAKES.
- LAND USE ACREAGE: SUBURBAN: 79.47; RURAL: 1718.02; UPLANDS: 1471.15; WETLANDS: 246.87; TOTAL: 1797.49.
- ALLOWABLE DENSITIES: SUBURBAN: 79.47 ACRES X 6 UNIT/ACRES = 476 UNITS; RURAL: 1471.15 ACRES X 1 UNIT/ACRES = 1471 UNITS; UPLANDS: 246.87 ACRES X 1 UNIT/20 ACRES = 12 UNITS.

THE TOTAL NUMBER OF UNITS FOR THE ENTIRE TRACT WILL NOT EXCEED 1598 UNITS

SCHEDULE OF USES

- ACCESSORY USES AND STRUCTURES
- ADMINISTRATIVE OFFICE
- AGRICULTURAL USES (CATTLE RAISING IN UNDEVELOPED PHASES PRIOR TO DEVELOPMENT AND NURSERY OPERATIONS FOR PLANTINGS USED ON-SITE)
- CLUBS, COUNTRY AND PRIVATE
- CONSUMPTION ON PREMISES (SEC. 34-1261)
- DWELLING UNITS: SINGLE-FAMILY RESIDENCE, TWO-FAMILY ATTACHED, TOWNHOUSE, MULTIPLE FAMILY BUILDING, ZERO LOT LINE
- ENTRANCE GATES AND GATEHOUSE
- EXCAVATION - WATER RETENTION
- FENCES AND WALLS
- GOLF AND TENNIS PRO SHOPS
- GOLF COURSE AND ACCESSORY FACILITIES
- GOLF DRIVING RANGE AND GOLF TRAINING FACILITY
- MODEL HOME UNIT DISPLAY CENTER (INCLUDING INFORMATION CENTER FOR OVERALL DEVELOPMENT)
- PARKS, GROUP
- PARKING LOT ACCESSORY
- REAL ESTATE SALES OFFICE
- RECREATIONAL FACILITIES - PRIVATE / ON SITE INCLUDING TENNIS COURTS
- RESIDENTIAL ACCESSORY USES
- SIGNS IN COMPLIANCE WITH CHAPTER 30
- STORAGE, CPN (RECREATIONAL VEHICLE, BOATS AND SIMILAR ITEMS BY RESIDENTS ONLY AT A DESIGNATED TEMPORARY USES LOCATION)
- TEMPORARY SALES CENTER

SCHEDULE OF DEVIATIONS

- A DEVIATION FROM LDC SECTION 10-385 (d)(3)(c) WHICH SPECIFIES A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE AND TWO DWELLING UNIT AREA TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE SPINE ROAD WHERE NO HOMES EXIST.

DEVELOPMENT STANDARDS

LAND USE	ROAD	SETBACKS	WATER	DISTANCE BETWEEN BLDGS.
		SIDE	REAR	
SINGLE FAMILY:				
50' X 100' LOT	15'	5'	15'	10'
60' X 100' LOT	15'	5'	15'	10'
75' X 110' LOT	20'	7.5'	20'	15'
100' X 160' LOT	25'	10'	20'	10'
MULTI-FAMILY	25'	15'	20'	30'
TWO-FAMILY ATTACHED	20'	0-7.5'	15'	15'
ZERO LOT LINE	15'	0-7.5'	15'	15'
TOWNHOUSE	15'	0-7.5'	15'	15'
ACCESSORY STRUCTURES FOR SINGLE FAMILY*	20'	5'	5'	15'
	25'	15'	20'	20'
AMENITIES: CLUB HOUSE, MAINTENANCE BLDG.				

*ACCESSORY STRUCTURES DEFINED AS POOLS, POOL DECKS, & SCREENED ENCLOSURES.



CONSUL-TECH ENGINEERING, INC.
Consulting Engineers, Land Planners, Land Surveyors
24831 Old 41 Road, Bonita Springs, Florida 34135
Phone (841) 947-0266, Fax (841) 947-1323
E-Mail: info@consul-tech.com, www.consul-tech.com
Certificate of Authorization #LB3527



Sullivan Associates, Inc. Architects Planners Engineers
2214 Market Street, Philadelphia, Pennsylvania 19103
(215) 567-7300 FAX (215) 567-5329/2637

CLIENT:
FL. TAMPA WEST, INC.
5307 FOX HUNT DRIVE
WESLEY CHAPEL, FLORIDA 33543
(813) 907-1539

PROJECT:
HAWK'S HAVEN
LEE COUNTY, FLORIDA
SECTIONS 27, 34, 35, 36, TOWNSHIP 43S, RANGE 26E
TITLE:
MASTER CONCEPT PLAN

NOTE: The undersigned and CONSUL-TECH ENGINEERING, INC. make no representation or warranty as to the accuracy of the information herein, nor do we warrant that the information herein is complete or that it will not be superseded or modified by other information. The information herein is for informational purposes only and should not be relied upon for any legal or other purpose. The information herein is the property of CONSUL-TECH ENGINEERING, INC. and shall not be reproduced or used in any other manner without the written consent of CONSUL-TECH ENGINEERING, INC.

DESIGN BY: VA
CHECKED BY: DEM
DATE: FEB. 22, 1999
CAD FILE: 98-262-SP
PLOT NO: C-509

SCALE: 1" = 400'
PROJECT NUMBER: 980408
SHEET: 1 OF 1

PROJECT # 99-03-066-03-2 01-01
PROJECT TYPE 12
EXHIBIT IV-E

RECEIVED
JUL 15 1999
ZONING COUNTER

- ACCESSORY USES AND STRUCTURES
- ADMINISTRATIVE OFFICE
- AGRICULTURAL USES
- AIR TRAIL TRAINING IN UNDEVELOPED PHASES PRIOR TO DEVELOPMENT AND NURSERY OPERATIONS
- ARTS AND CRAFTS USES ONLY
- CLUBS - COUNTRY AND PRIVATE
- CONSUMPTION ON PREMISES (SEC. 34-126T)
- CONVENTION AND MEETING FACILITIES
- DWELLING UNITS
 - ONE-FAMILY RESIDENCE
 - TWO-FAMILY ATTACHED
 - THREE-FAMILY ATTACHED
 - MULTIPLE FAMILY BUILDING
 - ZERO LOT LINE
- ENTRANCE GATES AND GATEHOUSE
- EXCAVATION - WATER RETENTION
- FENCES AND WALLS
- FISH AND TENNIS PRO SHOPS
- GOLF DRIVING RANGE AND TRAINING FACILITY
- GOLF HOME UNIT, GOLF CARTS (INCLUDING INFORMATION CENTER FOR OVERALL DEVELOPMENT)
- GOLF PRO SHOP
- PARKING LOT ACCESSORY
- REAL ESTATE SALES OFFICE
- RECREATIONAL FACILITIES - PRIVATE / ON SITE INCLUDING TENNIS COURTS
- RESIDENTIAL USES
- SIGNS IN COMPLIANCE WITH CHAPTER 30
- SPECIALTY SERVICES - BOATS AND SIMILAR ITEMS BY RESIDENTS ONLY AT A DESIGNATED TEMPORARY USES LOCATION
- SPECIALTY SERVICES - CONSTRUCTION (CONSTRUCTION)
- COUNTY PUBLIC SCHOOL FACILITIES

1. CURRENT SITE ZONING AND LAND USE CLASSIFICATION:
R22.2 SUBURBAN COMMUNITY
APPLICANT'S ADDRESS:
2. PROJECT DEVELOPER:
LANDMARK GROUP LLC
1002 NORTH WEST SHORE BOULEVARD
SUITE 125
TAMPA, FL 33607
TEL: 813-281-1718
ATTN: JAMES A. HARVEY
3. PROJECT DESCRIPTION:
1686 RESIDENTIAL UNITS
38% OF LOT AREA TO BE SET ASIDE AS SERVING RANGE
GOLF COURSE CLUB HOUSE
1686 QUANTICO PARK FACILITY
1686 QUANTICO PARK FACILITY
GENERAL RECREATION AREA
OPEN STORAGE AREA FOR RESIDENTS
4. UTILITY AVAILABILITY:
WATER - LEE COUNTY UTILITIES
1500 MONROE STREET
P.O. BOX 388
FORT MYERS, FLORIDA 33902
TEL: 417-978-1616
SEWER - LEE COUNTY UTILITIES
1500 MONROE STREET
P.O. BOX 388
FORT MYERS, FLORIDA 33902
TEL: 417-978-1616
IRRIGATION - PRIVATE CITIES UTILITIES
(USING A SERIES OF LAKES AND WELLS)
ELECTRIC - FLORIDA POWER & LIGHT
CORPORATION
1500 MONROE STREET
FORT MYERS, FLORIDA 33908
TEL: 417-352-9159
PHONE - SPRINT
1500 MONROE STREET, BLDG. A
FORT MYERS, FLORIDA 33916
TEL: 417-356-5125
5. BUFFERING:
IS NOT REQUIRED ON ADJACENT PROPERTIES
NEEDING ONLY SUGAR LAWS AND ANCEP
FUTURE LAND USES
6. MASS TRANSIT:
LEE TRANS DOES NOT SERVE THIS AREA
NO MASS TRANSIT SERVICES IS ANTICIPATED
FOR THIS PROJECT
7. INTERSECTION SEPARATION:
INTERSECTION SPACING ALONG THE SPINE
ROAD AND INTERNAL ROADWAYS WILL
EXCEED 100 FEET. SIDEWALKS AND DRIVEWAYS
WILL BE SPACED CLOSE
8. PROJECT PHASING:
THIS PROJECT WILL BE CONSTRUCTED IN NUMEROUS PHASES
OR DISCRETE PORTS PROCESSING GRADING AND
TO EAST WITH THE FOLLOWING EXCEPTED:
- 1686 QUANTICO PARK TO BE CONSTRUCTED
WILL BE ONE OF THE FIRST PHASES OF WORK
- WATER TREATMENT PLANT TO BE SHOWN ON THE
TOTAL BUILD-OUT IS ANTICIPATED TO TAKE 10 TO 15 YEARS AND
THE SPINE ROAD AND DRIVEWAYS WILL BE EXTENDED
IN ACCORDANCE WITH THAT SCHEDULE
9. SPINE ROAD DESIGN:
THE SPINE ROAD WILL BE A 5.5 LANE ROADWAY 100 FEET
WIDE TO THE SITE WITH TWO (2) INGRESS AND THREE
(3) EGRESS LANES TWO LEFT HAND TURN, ONE RIGHT HAND TURN
AND A R.O.W. EASEMENT. THE SPINE ROADWAY WILL
THEN REDUCE TO TWO (2) LANES WITH A VARYING R.O.W. EASEMENT
AND THROUGH THE SITE. THE SPINE ROADWAY AS SHOWN ON THIS
PLAN, ALL ROADWAYS WILL BE DESIGNED WITH OPEN DRAINAGE
AND WIDE 10 FOOT WIDE PUBLIC UTILITY EASEMENTS
ON EACH SIDE.
10. SIDEWALKS AND BIKE PATHS:
THE SPINE ROADWAY AND DRIVEWAYS WILL BE PARALLELED BY A FIVE (5)
FOOT WIDE SIDEWALK, BIKE PATH. ADDITIONAL SIDEWALKS/BIKE
PATHS WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT

CATEGORY	ACREAGE
MULTI-FAMILY	83.19
SINGLE FAMILY	486.37
ROAD RIGHT-OF-WAY	54.90
CONSERVATION AND OPEN SPACE	487.28
LAKE (S)	266.16
RECREATIONAL OPEN SPACE/GOLF COURSE	374.88
OTHER DEVELOPMENT	
RECREATION AREA / FACILITIES	20.00
FUTURE DEVELOPMENT	20.00
SCHOOL SITE	20.00
SALES & INFORMATION CENTER	2.10
GOLF CLUB AREA	10.00
GOLF COURSE MAINTENANCE	3.68
TOTAL PROJECT ACREAGE	1787.57

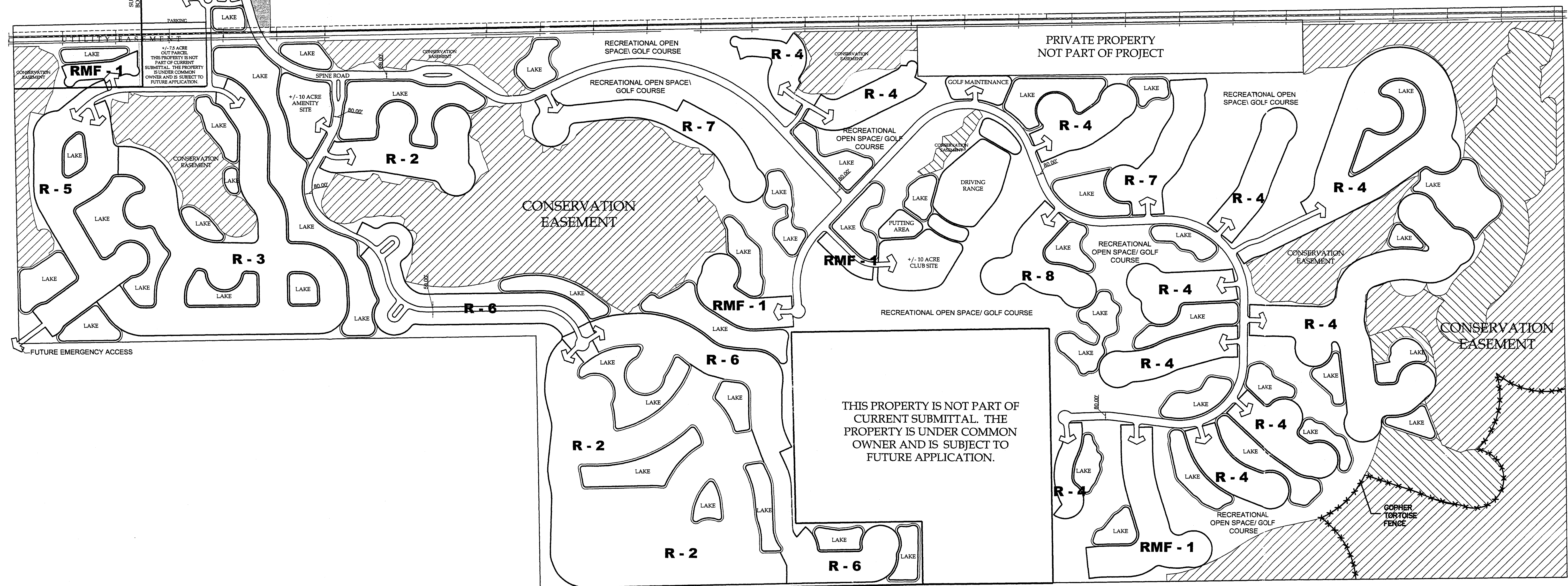
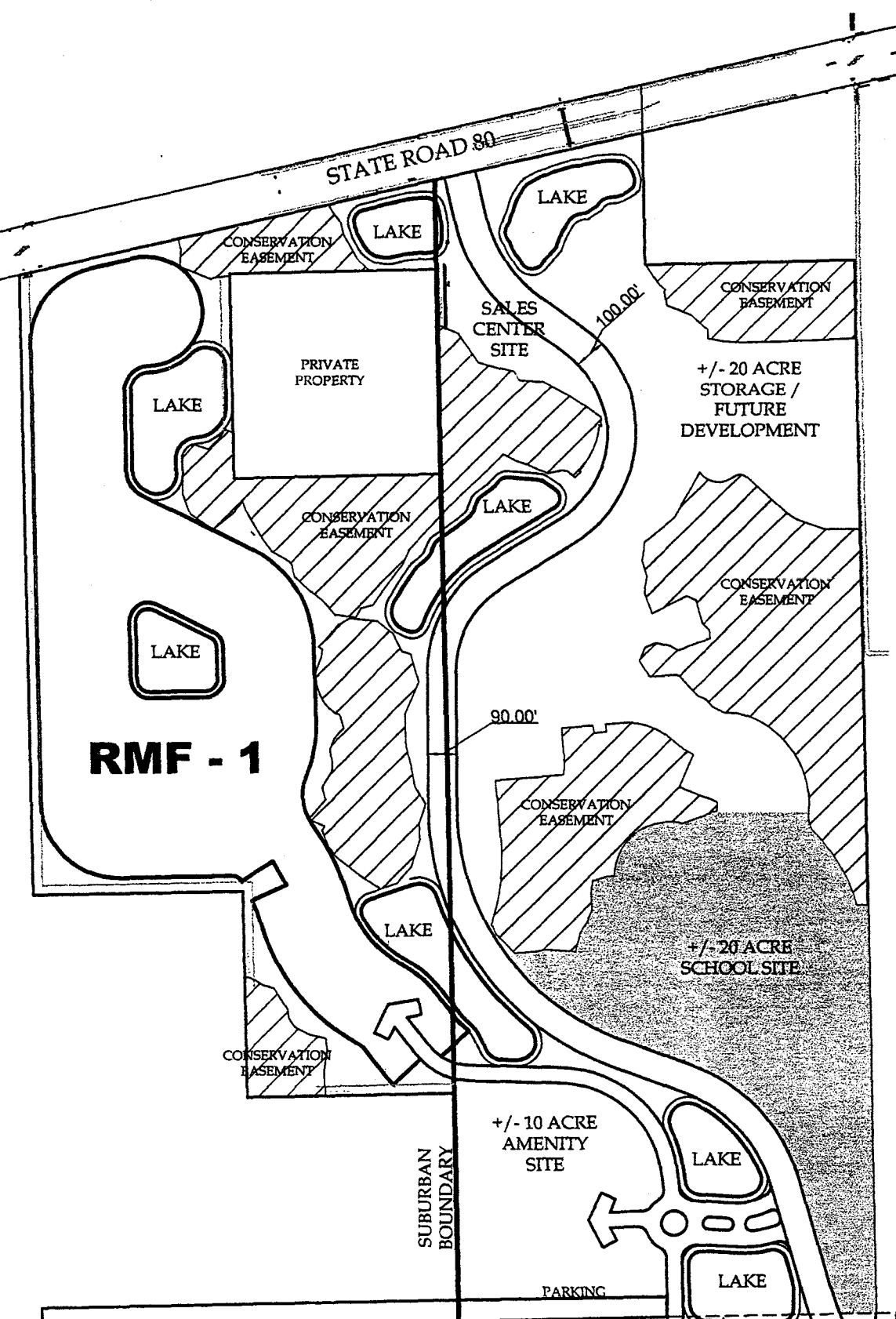
1. ALL STRUCTURES WITHIN THIS PROJECT (RESIDENTIAL, CLUBHOUSE, GOLF MAINTENANCE BUILDING AND OTHER ACCESSORY FACILITIES) ARE LIMITED TO 3 STORIES OR 45'.
2. LOTS CONNECTING DIRECTLY TO THE MAIN ("SPINE") ROAD WILL NOT HAVE DIRECT BACK-OUT TO THE ROADWAY. DRIVEWAY TURN AROUND WILL BE PROVIDED.
3. ZERO LOT LINE, AND TWO FAMILY ATTACHED LOTS IN MULTI-FAMILY AREAS SHALL HAVE A MINIMUM AREA OF 4,000 SQ. FT.
4. MULTI-FAMILY BUILDING PARCELS SHALL HAVE A MINIMUM AREA OF 20,000 SQ. FT. AND MINIMUM WIDTH OF 150'.
5. TOWNHOME UNITS IN MULTI-FAMILY AREAS SHALL HAVE A MINIMUM AREA OF 2,500 S.F.

TOTAL DEVELOPMENT	1,797.50
<u>SINGLE FAMILY @ 6,500 S.F.</u>	<u>-495.37</u>
REMAINING ACREAGE	1,302.13
REMAINING ACREAGE:	1,302.13 ACRES
OPEN SPACE REQUIRED (40%)	520.85 ACRES
OPEN SPACE PROVIDED	1,108.13 ACRES
INDIGENOUS SPACE REQUIRED (20%)	221.66 ACRES
INDIGENOUS SPACE PROVIDED	453.00 ACRES

PARCEL	LAND USE	SETBKBS			EDGE OF WATER	DISTANCE BETWEEN BLOBS
		ROAD	SIDE	REAR		
	SINGLE FAMILY					
RMF- 1	45' x 120' LOT	20'	5'	15'	20'	10'
R- 2	50' x 135' LOT	20'	5'	15'	20'	10'
R- 3	55' x 120' LOT	20'	5'	15'	20'	15'
R- 4	60' x 135' LOT	20'	5'	15'	20'	10'
R- 5	65' x 120' LOT	20'	5'	15'	20'	10'
R- 6	65' x 135' LOT	20'	5'	15'	20'	10'
R- 7	70' x 135' LOT	20'	7.5'	15'	20'	15'
R- 8	85' x 135' LOT	20'	7.5'	15'	20'	15'
RMF- 1	MULTI-FAMILY	20'	N/A	15'	20'	20'
RMF- 1	TWO-FAMILY ATTACHED	20'	0- 5'	15'	20'	15'
RMF- 1	ZERO LOT LINE	15'	0- 5'	15'	20'	15'
RMF- 1	TOWNHOUSE	15'	N/A	15'	20'	20'
	ACCESSORY STRUCTURES FOR SINGLE FAMILY *	20'	5'	5'	20'	15'
	AMENITIES, CLUB HOUSE MAINTENANCE BUILDING	25'	15'	15'	20'	10'

 CONSERVATION EASEMENT (397.01 AC.)

 OPEN SPACE (66.08 AC.)
(RESTRICTED FROM DEVELOPMENT)



REVIEW COPY
PRELIMINARY STATUS
SUBJECT TO REVIEW & REVISION
NOT APPROVED FOR CONSTRUCTION

PRINTED
MAR 22 2004
Wilson Miller, Inc.
571 Colonial Boulevard
Myers, Florida 33912

HAWKS HAVEN

LEE COUNTY, FLORIDA

M A R C H 2 0 0 4

NORTH SCALE: 1" = 400'

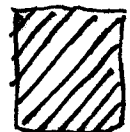
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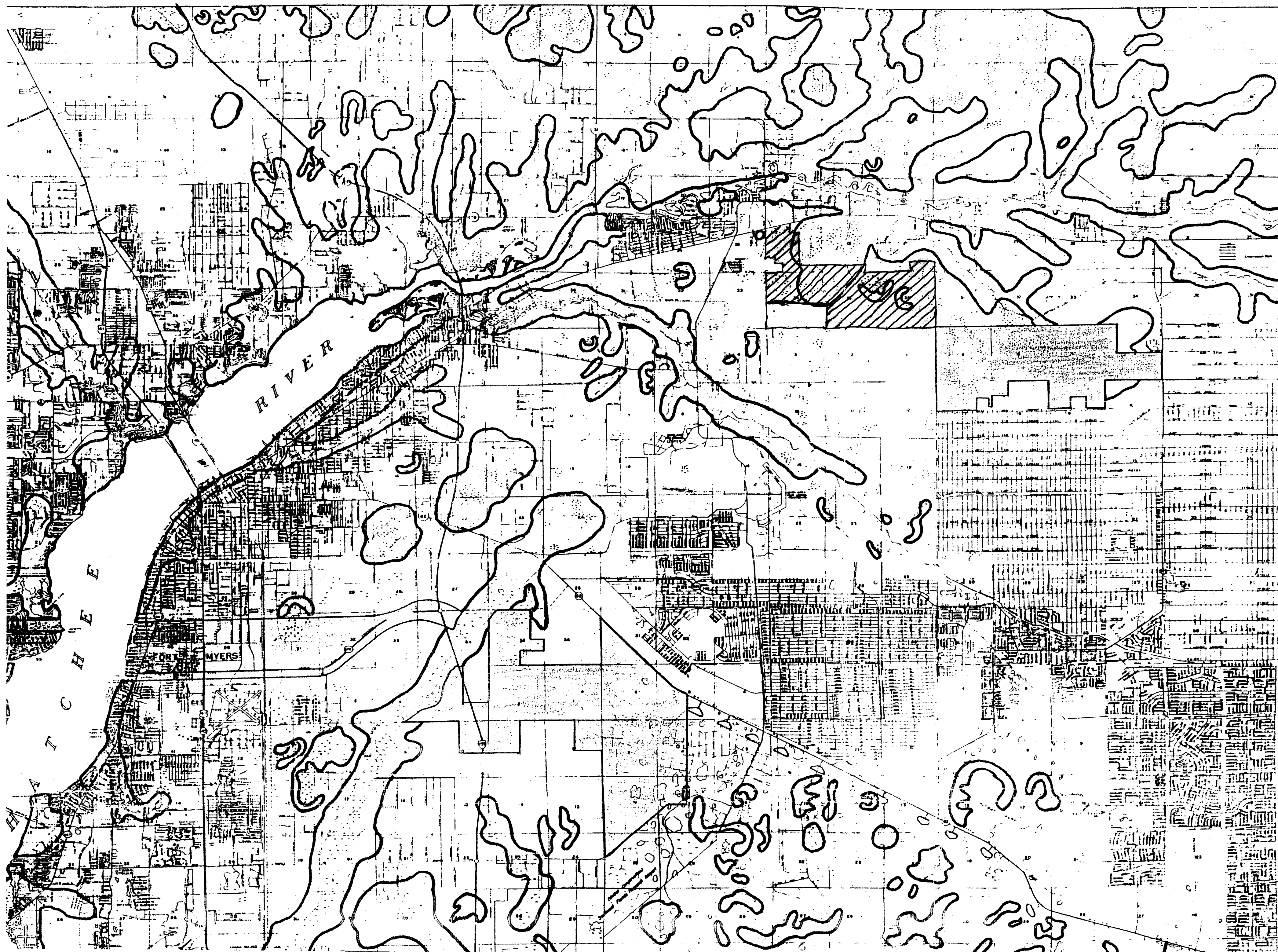
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COUNTY

CHARLOTTE

COUNTY

 = Parcel Property for Comp Plan Amendment



HENDRY COUNTY

HENDRY COUNTY

T 43S

T 44S

T 45S