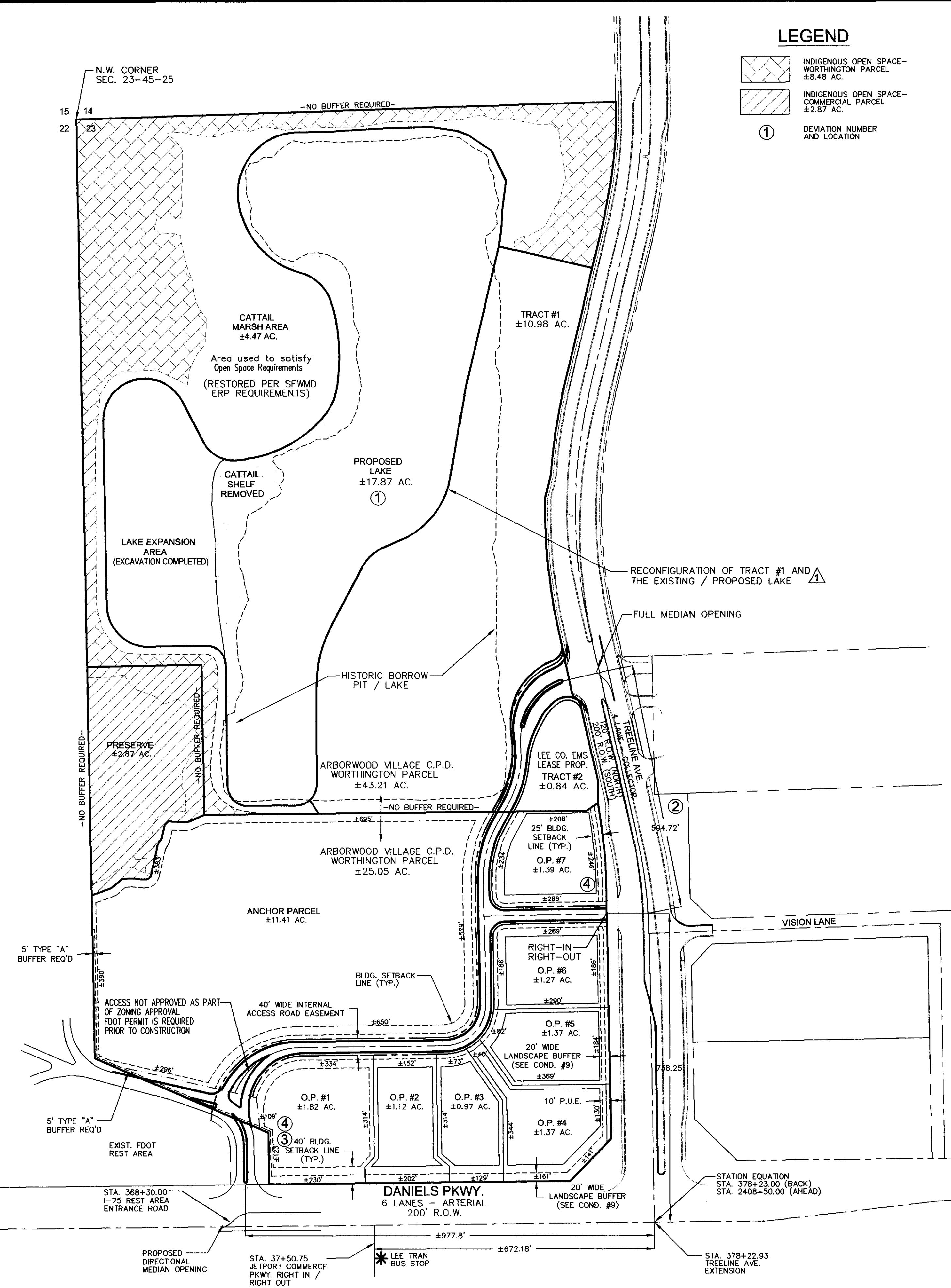




MAPS for CASE #ADD2008-00039

T:\BIO\Worthington_LandUse\offices_complex\ZONING\NCP1.dwg, 3/27/2008 8:57:51 AM, JWH



LEGEND

INDIGENOUS OPEN SPACE-
WORTHINGTON PARCEL
±8.48 AC.

INDIGENOUS OPEN SPACE-
COMMERCIAL PARCEL
±2.87 AC.

①
DEVIATION NUMBER
AND LOCATION

PROJECT SUMMARY:

1.) **CONCEPTUAL LAND USE BREAKDOWN:**

C.P.D. - COMMERCIAL PARCEL	
ON SITE WETLAND / UPLAND PRESERVE AREA / O.S. GREEN AREA	±2.87 AC.
INTERNAL (PRIVATE) R.O.W.	±1.46 AC.
DEVELOPMENT PARCELS	±20.72 AC.
TOTAL SITE - CPD COMMERCIAL PARCEL	±25.05 AC.

① C.P.D. - WORTHINGTON PARCEL

ON SITE WETLAND / CONSERVATION AREA	±8.48 AC.
EXIST. LAKE + PROPOSED LAKE EXPANSION	±17.87 AC.
O.S. / GREEN AREA (RESTORED CATTAIL MARSH)	±4.47 AC.
INTERNAL (PRIVATE) R.O.W.	±0.54 AC.
WORTHINGTON TRACT #1	±10.98 AC.
WORTHINGTON TRACT #2 (EMS)	±0.84 AC.
TOTAL SITE - CPD - WORTHINGTON PARCEL	±43.21 AC.
TOTAL CPD PARCEL AREA	±68.26 AC.

2.) **CONCEPTUAL OPEN SPACE:**

C.P.D. - COMMERCIAL PARCEL	
±25.1 AC. x 0.3 =	±7.50 AC.
TOTAL OPEN SPACE REQ'D:	±7.50 AC.
OPEN SPACE PROV'D:	
INDIGENOUS / PRESERVE AREA	±2.87 AC.
ANCHOR PARCEL (023.5%)	±2.68 AC.
O.P.'S #1 THRU #7 (022.0%)	±2.05 AC.
O.P. #1 (±1.82 AC. x 0.22)	±0.40 AC.
O.P. #2 (±1.12 AC. x 0.22)	±0.25 AC.
O.P. #3 (±0.97 AC. x 0.22)	±0.21 AC.
O.P. #4 (±1.37 AC. x 0.22)	±0.30 AC.
O.P. #5 (±1.37 AC. x 0.22)	±0.30 AC.
O.P. #6 (±1.27 AC. x 0.22)	±0.28 AC.
O.P. #7 (±1.39 AC. x 0.22)	±0.31 AC.
SUB-TOTAL (OUT PARCELS)	±2.05 AC.
TOTAL OPEN SPACE PROV'D:	±7.60 AC.

① C.P.D. - WORTHINGTON PARCEL

±43.2 AC. x 0.3 =	±12.96 AC.
OPEN SPACE PROV'D:	
ON-SITE WETLAND / CONSERVATION AREA (INCLUDING CATTAIL MARSH)	±12.95 AC.
EXIST. LAKE + PROPOSED LAKE EXP. (25%)	±3.24 AC.
TRACT #1 (±10.98 AC. x 0.10)	±1.10 AC.
TRACT #2 (±0.84 AC. x 0.10)	±0.08 AC.
SUB-TOTAL (TRACTS)	±1.18 AC.
TOTAL OPEN SPACE PROV'D	±17.37 AC.

3.) **INDIGENOUS OPEN SPACE:**

C.P.D. - COMMERCIAL PARCEL	
INDIGENOUS OPEN SPACE REQ'D	±3.75 AC.
±7.5 AC. x 50%	
INDIGENOUS OPEN SPACE PROV'D	±2.87 AC.*
EXIST. PRESERVE AREA	±2.87 AC.*
TOTAL OPEN SPACE PROV'D	±2.87 AC.
*(SEE NOTE BELOW)	
C.P.D. - WORTHINGTON PARCEL	
INDIGENOUS OPEN SPACE REQ'D	±6.48 AC.
±12.96 AC. x 50%	
INDIGENOUS OPEN SPACE PROV'D	±8.42 AC.*
ON-SITE WETLAND / CONSERVATION AREA	±8.42 AC.*
TOTAL OPEN SPACE PROV'D	±8.42 AC.
INDIGENOUS OPEN SPACE REQ'D (TOTAL PROJECT)	±10.23 AC.
INDIGENOUS OPEN SPACE PROV'D (TOTAL PROJECT)	±11.29 AC.

* THE ACTUAL ACREAGE AVAILABLE IN THE ON-SITE WETLAND/CONSERVATION AREA IS ±11.29 AC. WITH ONLY ±10.23 NEEDED TO SATISFY THIS REQUIREMENT

4.) **PUBLIC TRANSIT:**
THIS SITE IS LOCATED ON LEE TRAN ROUTE #50

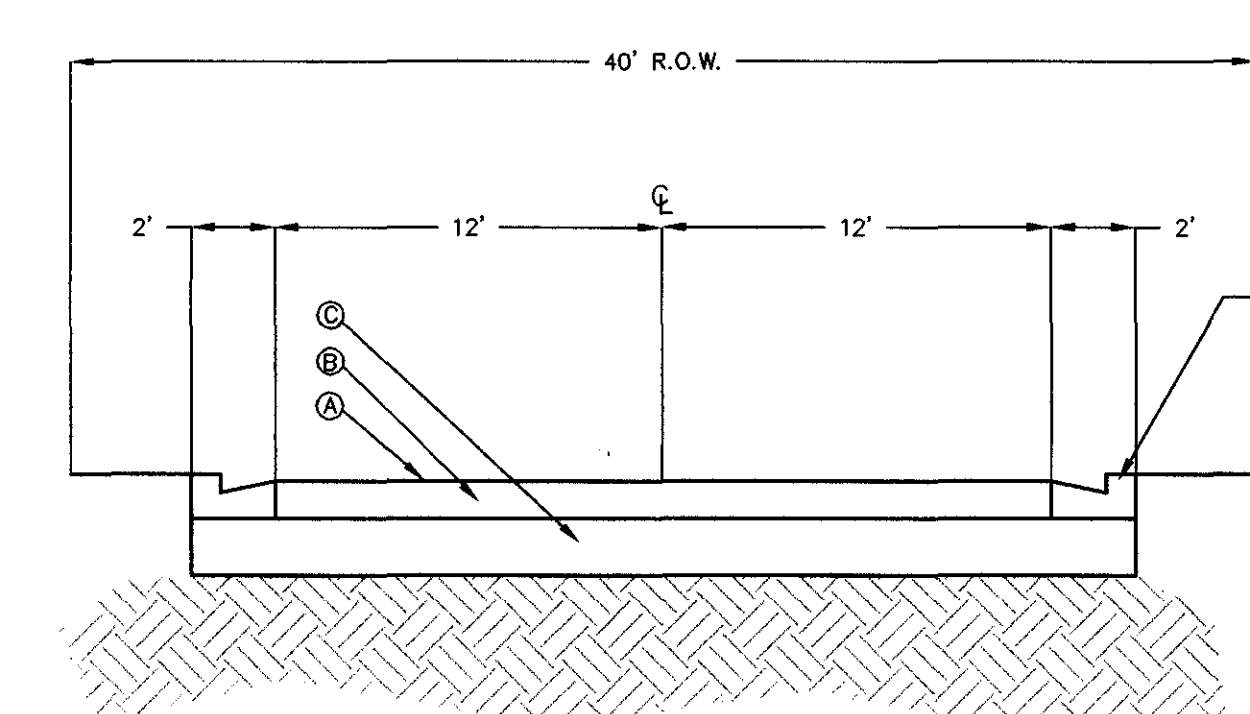
5.) **PROJECT INTENSITY/PHASING:**

INTENSITY:	
ANCHOR PARCEL	130,000 S.F. - RETAIL ②
OUT-PARCELS #1-#7	40,000 S.F. - RETAIL
	12,000 S.F. - OFFICE
TRACT #1	30,000 S.F. - OFFICE ②
	80,000 S.F. - RETAIL
TRACT #2	10,000 S.F. ESSENTIAL SERVICE (EMS)
PHASING:	1 PHASE - 5 YEARS

② NOTE: A property owner within the Arborwood Village CPD may transfer Retail, Office and Hotel Room uses from one parcel to another provided that all affected property owners are in agreement and they execute and file a written and notarized assignment with the County acknowledging approval and acceptance of the transfer of uses and/or square footage.

LAND USE CONVERSION MATRIX

	RETAIL (SF)	GENERAL OFFICE (SF)	MEDICAL OFFICE (SF)
RETAIL (1,000 SF)	1,000	1,800	750
OFFICE (1,000 SF)	550	1,000	400
HOTEL (1 ROOM)	250	470	200



**INTERNAL ACCESS ROAD
TYPICAL PAVEMENT SECTION**
N.T.S.

① 1 1/2" ASPHALT TYPE S-III SURFACE COURSE
② 8" LIMEROCK BASE
③ 12" STABILIZED SUBGRADE

② CASE NO. ADD2008-00039
② CASE NO. ADD2007-00199 (12-03-07)
CASE NO. DCI2006-00005
RESOLUTION NO. Z-06-061 (10-16-06)

date	10-07
drawn	JWH
file name:	ZONING
job	TREELINE

No.	Date	Revisions
①	10-07	RECONFIGURATION OF TRACT #1 AND EXIST. / PROP. LAKE
②	2-08	AMENDMENT TO ALLOW TRANSFER OF USES & DENSITIES

community engineering services, inc.
civil engineering • surveying • project management

EB-0006613 LB-6572
8991 Daniels Center Drive, Suite 103
Fort Myers, Florida 33912
Telephone (239) 936-9777 Fax (239) 936-0064

MASTER CONCEPT PLAN EXHIBIT 6-J (REVISED)
OF
**ARBORWOOD VILLAGE CPD
(WORTHINGTON PARCEL)**
FOR
WORTHINGTON HOLDINGS SOUTHWEST, LLC
9341 MARKET PLACE ROAD
FORT MYERS, FL. 33912
(239) 561-4666 fax (239) 561-4676

scale: 1"=150'

SHEET

1 OF 2

date **MAR 27 2008**

ADD 2008-00039