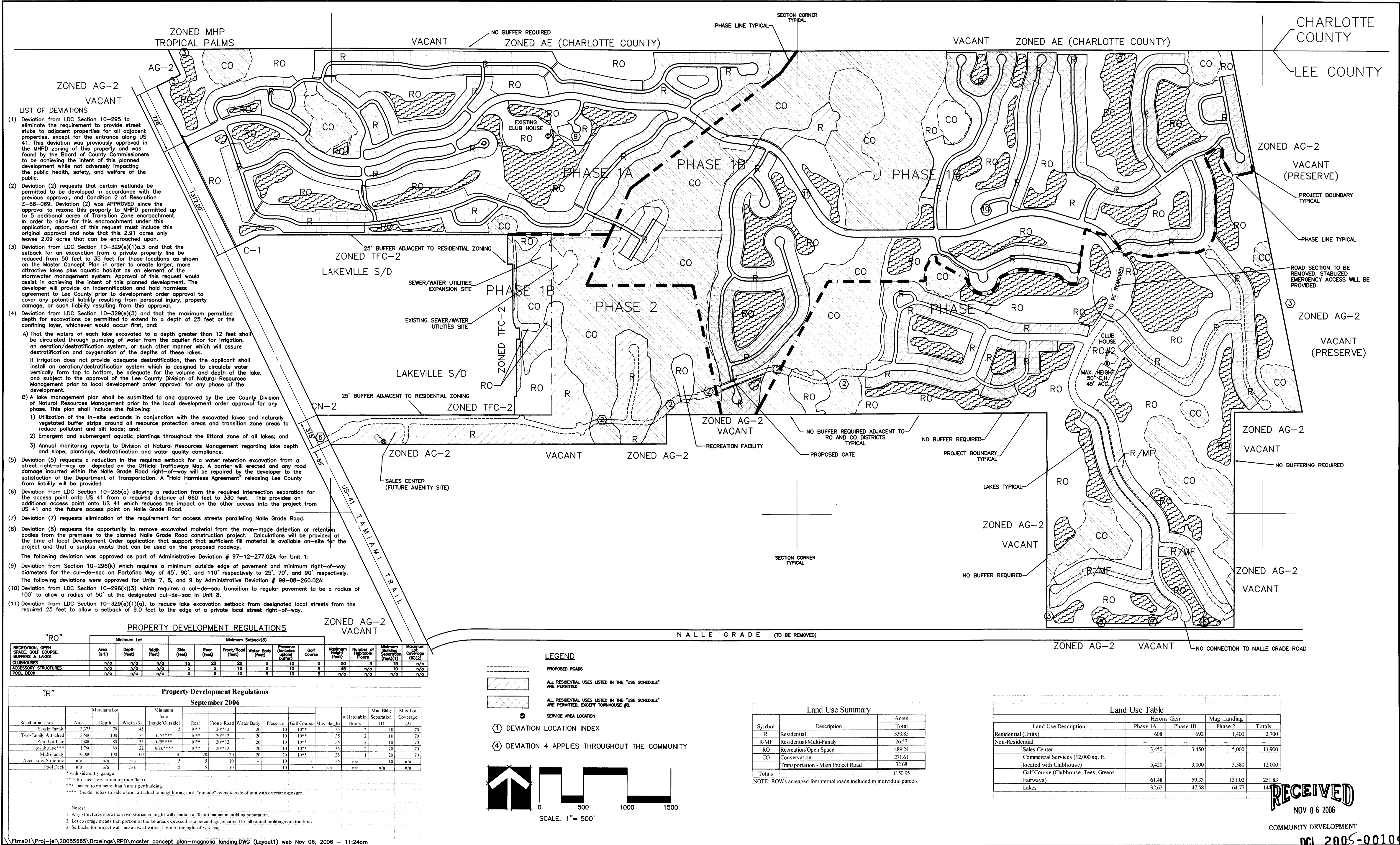



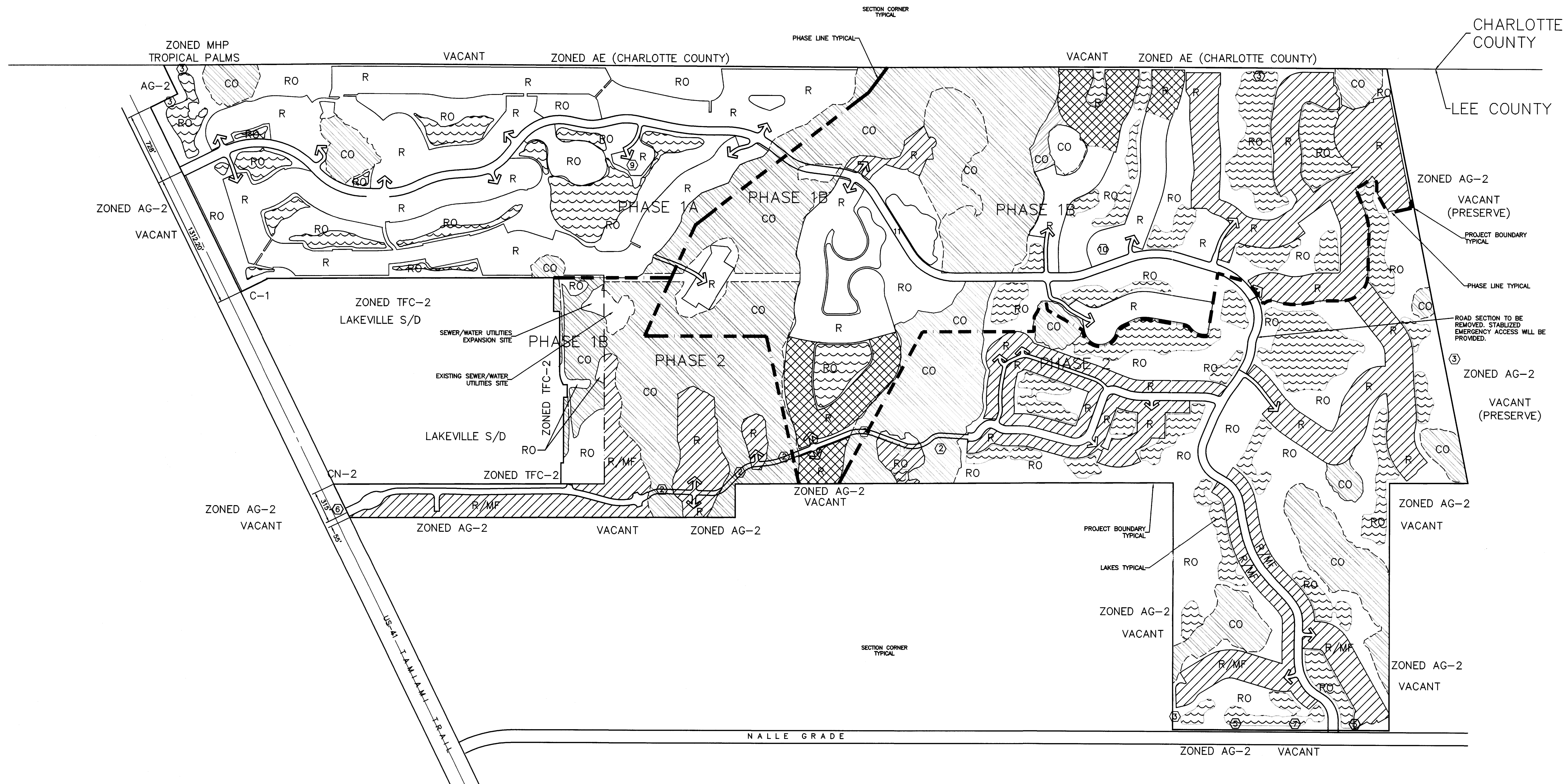




Maps for
Case #: DR12005-00010
Combined with
DC12005-00109



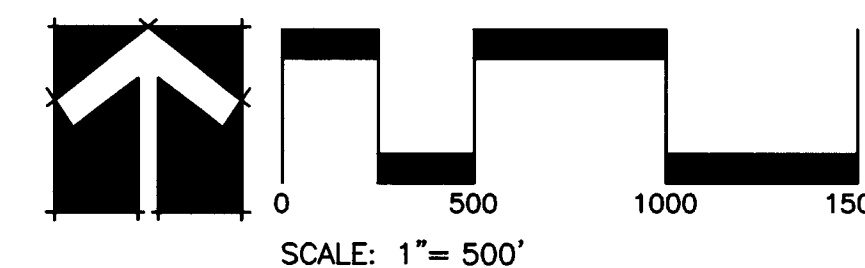
REVISIONS			MAGNOLIA LANDING LEE COUNTY, FLORIDA		2158 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.B. #642 & L.B. #642	PROPOSED MASTER CONCEPT PLAN				
	ADD/ADRI	10/10/04				DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
	LOT WIDTH AND RO	04/11/06				SEPT. 2006	20055665	4-43-24	As Shown	6
	REVISED TABLES	JULY 2006								



LAND USE SUMMARY		
SYMBOL	DESCRIPTION	ACRES
R	RESIDENTIAL	330.85
R/MF	RESIDENTIAL/MULTI-FAMILY	26.57
RO	RECREATION/OPEN SPACE	489.24
CO	CONSERVATION AREAS	271.61
	TRANSPORTATION	
	MAIN PROJECT ROAD	32.68
TOTAL ACRES		1,150.95
NOTE: RIGHTS OF WAY ACRES FOR INTERNAL ROADS INCLUDED IN INDIVIDUAL PARCELS.		
RESIDENTIAL		1,620 UNITS
SINGLE FAMILY LOTS (DETACHED)		540 UNITS
MULTI-FAMILY		474 UNITS
TOWNHOUSE UNITS		540 UNITS

LAND USE TABLE				
LAND USE DESCRIPTION	PHASE 1A	PHASE 1B	PHASE 2	TOTALS
RESIDENTIAL	532 UNITS	506 UNITS	1,662 UNITS	2,700 UNITS
NON-RESIDENTIAL				
SALES CENTER	3450 SQ FT	3450 SQ FT (1)	3450 SQ FT	3450 SQ FT
COMMERCIAL SERVICES (12,000 SQ FT LOCATED WITHIN CLUBHOUSE)	3420 SQ FT	3000 SQ FT	12000 SQ FT	18420 SQ FT
GOLF COURSE (CLUBHOUSE, TEES, GREENS, FAIRWAYS)	61.48 AC	59.33 AC	131.60 AC	252.41 AC
LAKES	39.63 AC	49.22 AC	48.52 AC	137.37 AC

LEGEND	
-----	PROPOSED ROADS
////	ALL RESIDENTIAL USES LISTED IN THE "USE SCHEDULE" ARE PERMITTED
XXXX	ALL RESIDENTIAL USES LISTED IN THE "USE SCHEDULE" ARE PERMITTED, EXCEPT TOWNHOUSE #2



RECEIVED
MAR 30 2006

DRI 2005-00010

\\Ftrms01\Proj-jet\20055665\Drawings\NOPC\MAP-H-nopc-ml.DWG (Layout1) web Mar 30, 2006 - 9:17am

REVISIONS		

T.C.W. At Herons Glen L.L.C., Db
T.W.C. At Magnolia Landing

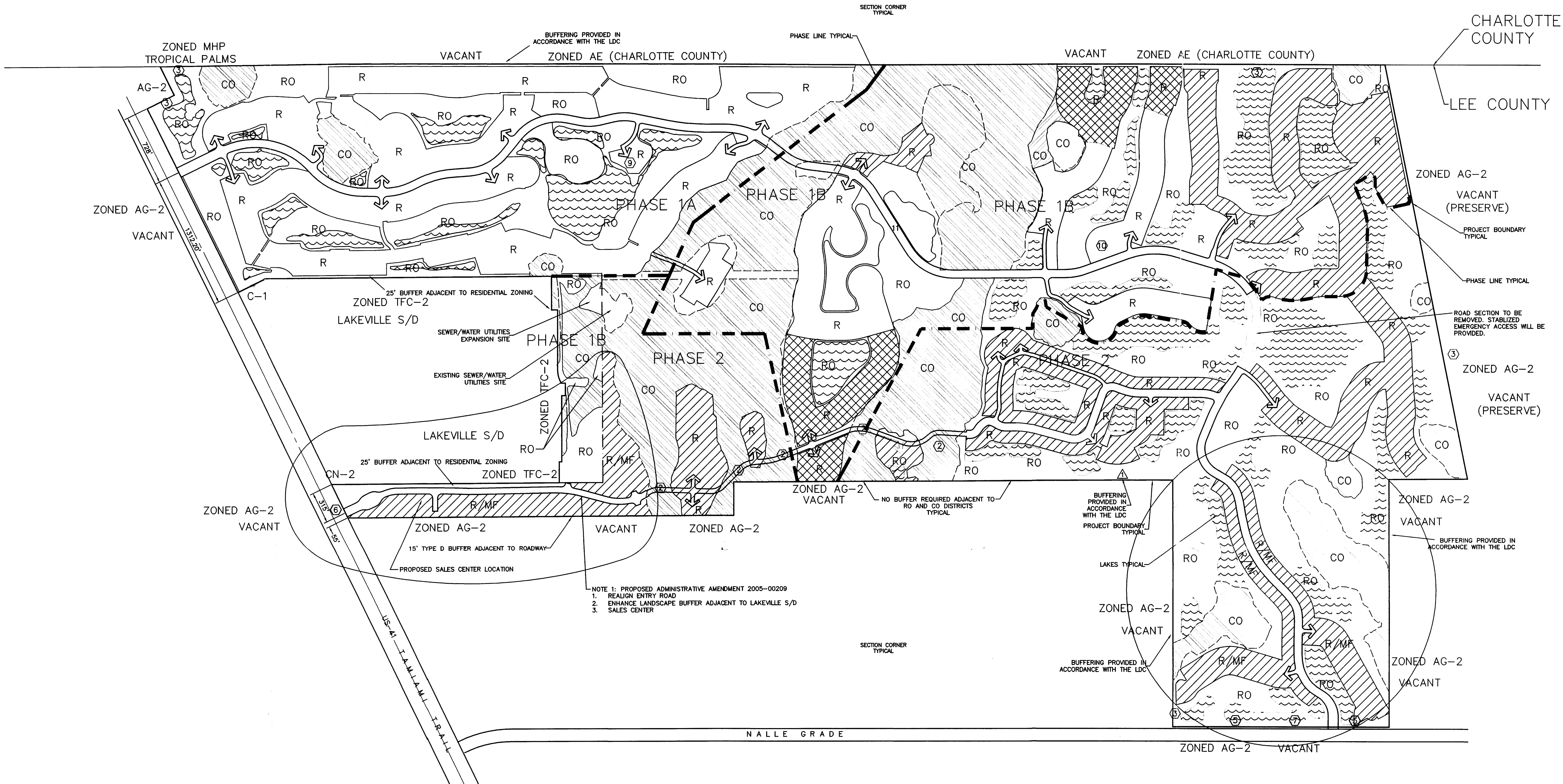
MAGNOLIA LANDING
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

MAP H NOPC

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MARCH, 2006	20055665	4-43-24	As Shown	3

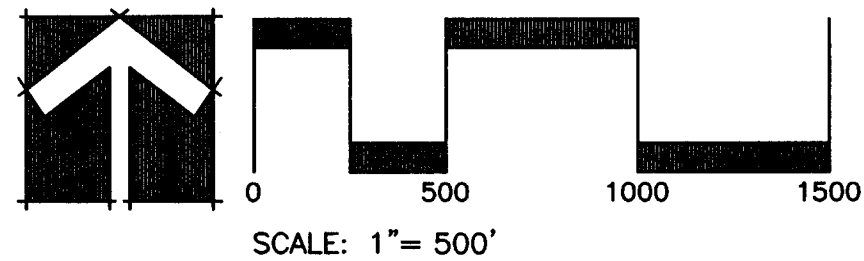


- NOTE 1: PROPOSED ADMINISTRATIVE AMENDMENT 2005-00209
1. REALIGN ENTRY ROAD
2. ENHANCE LANDSCAPE BUFFER ADJACENT TO LAKEVILLE S/D
3. SALES CENTER

LAND USE SUMMARY		
SYMBOL	DESCRIPTION	ACRES
R	RESIDENTIAL	330.85
R/MF	RESIDENTIAL/MULTI-FAMILY	28.57
RO	RECREATION/OPEN SPACE	489.24
CO	CONSERVATION AREAS	271.61
	TRANSPORTATION	
	MAIN PROJECT ROAD	32.68
TOTAL ACRES		1,150.95
NOTE: RIGHTS OF WAY ACRES ARE FOR INTERNAL ROADS INCLUDED IN INDIVIDUAL PARCELS.		
RESIDENTIAL		
SINGLE FAMILY LOTS (DETACHED)		1,620 UNITS
ZERO LOT LINE HOMES		540 UNITS
MULTI-FAMILY		474 UNITS
TOWNHOUSE UNITS		546 UNITS

LAND USE TABLE				
LAND USE DESCRIPTION	PHASE 1A	PHASE 1B	PHASE 2	TOTALS
RESIDENTIAL	532 UNITS	508 UNITS	1,662 UNITS	2,700 UNITS
NON-RESIDENTIAL				
SALES CENTER	3450 SQ FT	3450 SQ FT(1)	3450 SQ FT	3450 SQ FT
COMMERCIAL SERVICES (12,000 SQ FT LOCATED WITHIN CLUBHOUSES)	5420 SQ FT	3000 SQ FT	3580 SQ FT	12000 SQ FT
GOLF COURSE (CLUBHOUSES, TREES, GREENS, FAIRWAYS)	61.48 AC	59.33 AC	131.60 AC	252.41 AC
LAKES	39.63 AC	49.22 AC	48.52 AC	137.37 AC

LEGEND	
	ALL RESIDENTIAL USES LISTED IN THE "USE SCHEDULE" ARE PERMITTED
	ALL RESIDENTIAL USES LISTED IN THE "USE SCHEDULE" ARE PERMITTED, EXCEPT TOWNHOUSE #2



DCI 2005-00109
DRI 2005-00010

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DEC 16 2005
COMMUNITY DEVELOPMENT

N:\20055665\Drawings\NOPC\MAP-H-nopc-ml.DWG (Layout1) web Dec 22, 2005 - 9:42am

REVISIONS		

T.C.W. At Herons Glen L.L.C., Db T.W.C. At Magnolia Landing		MAGNOLIA LANDING LEE COUNTY, FLORIDA	JOHNSON ENGINEERING	2158 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.B. #642 & L.B. #642	MAP H NOPC				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET					
NOVEMBER, 2005	20055665	4-43-24	As Shown	3					

UTILITIES PROVIDING SERVICE:

WATER:

LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8181

SEWER:

NORTH FORT MYERS UTILITY INC
WASTE WATER TREATMENT PLANT NIGHTS & EMERGENCY SERVICE
4000 DEL PRADO BOULEVARD NORTH
NORTH FORT MYERS, FL 33917
PHONE (239) 543-1808

TELEPHONE:

SPRINT
2820 CARGO STREET
FORT MYERS, FLORIDA 33916
PHONE (239) 336-2117 (HAL DELVER)

ELECTRIC:

LEE COUNTY ELECTRIC CO-OP
4980 BAYLINE DRIVE
NORTH FORT MYERS, FLORIDA 33917-3910
PHONE: (239) 656-2154 (TIM BADGER)

CABLE TELEVISION:

TIME WARNER CABLE
1418 SE 10TH STREET
CAPE CORAL, FLORIDA 33990
PHONE (239) 772-2218 EXT. 120
(NALDO RODRIGUEZ)

GARBAGE COLLECTION:

ONYX WASTE SERVICES
17101 PINE RIDGE ROAD SW
FORT MYERS BEACH, FL 33939
PHONE (239) 334-1224

FIRE CONTROL DISTRICT:

NORTH FORT MYERS FIRE CONTROL
AND RESCUE SERVICE DISTRICT
P.O. BOX 3507
NORTH FORT MYERS, FLORIDA 33918
PHONE (239) 731-1931

REGIONAL PLANNING COUNCIL NOTICE OF PROPOSED CHANGE FOR MAGNOLIA LANDING

SECTION 2, 3, 4, 5 & 10,
TOWNSHIP 43 S., RANGE 24 E.
LEE COUNTY, FLORIDA

DEVELOPER

TAYLOR WOODROW COMMUNITIES
AT HERONS GLEN L.L.C., dba
TAYLOR WOODROW COMMUNITIES
AT MAGNOLIA LANDING
3501 AVENIDA del VERA
NORTH FORT MYERS, FLORIDA 33917
PHONE: (239) 543-1775
FAX: (239) 543-1845

OWNER

TAYLOR WOODROW COMMUNITIES
AT HERONS GLEN L.L.C., dba
TAYLOR WOODROW COMMUNITIES
AT MAGNOLIA LANDING
3501 AVENIDA del VERA
NORTH FORT MYERS, FLORIDA 33917
PHONE: (239) 543-1775
FAX: (239) 543-1845

STRAP NUMBER

04-43-24-00-00003.0040
04-43-24-00-00003.1000
04-43-24-00-00003.1010
04-43-24-00-00003.1020

SIZE OF PARCEL

1150.9 ACRES

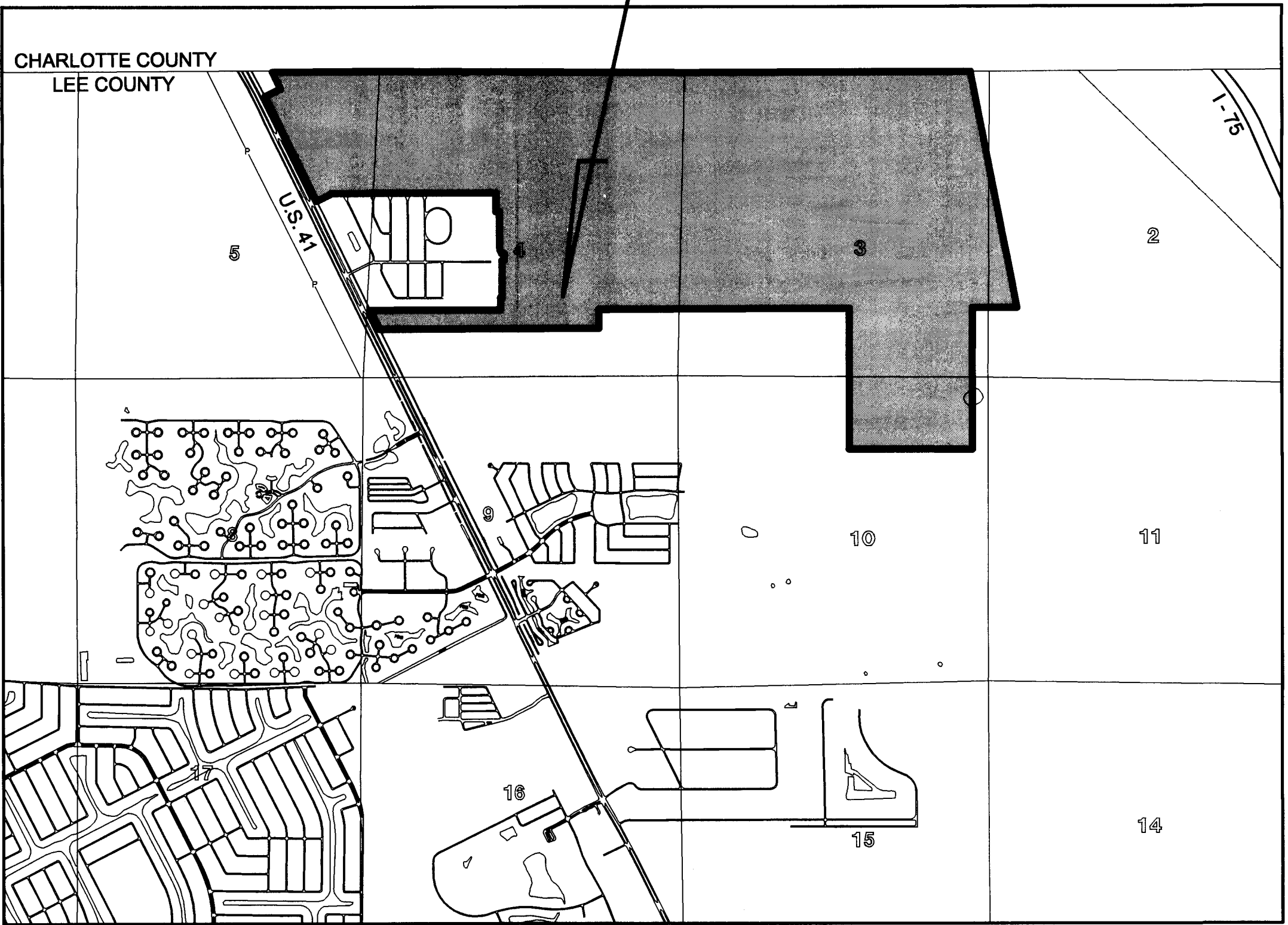
ZONING

RPD

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING MAP H NOPC
3	MAP H NOPC

PROJECT
LOCATION



LOCATION MAP

0 2000 4000
SCALE IN FEET

NOVEMBER, 2005

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

2005-00010
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UTILITIES PROVIDING SERVICE:

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LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA 33902
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SEWER:

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WASTE WATER TREATMENT PLANT NIGHTS & EMERGENCY SERVICE
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NORTH FORT MYERS, FL 33917
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REGIONAL PLANNING COUNCIL NOTICE OF PROPOSED CHANGE FOR MAGNOLIA LANDING

SECTION 2, 3, 4, 5 & 10, TOWNSHIP 43 S., RANGE 24 E. LEE COUNTY, FLORIDA

DEVELOPER

TAYLOR WOODROW COMMUNITIES
AT HERONS GLEN L.L.C., dba
TAYLOR WOODROW COMMUNITIES
AT MAGNOLIA LANDING
3501 AVENIDA del VERA
NORTH FORT MYERS, FLORIDA 33917
PHONE: (239) 543-1775
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AT MAGNOLIA LANDING
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PHONE: (239) 543-1775
FAX: (239) 543-1845

STRAP NUMBER

04-43-24-00-00003.0040
04-43-24-00-00003.1000
04-43-24-00-00003.1010
04-43-24-00-00003.1020

SIZE OF PARCEL

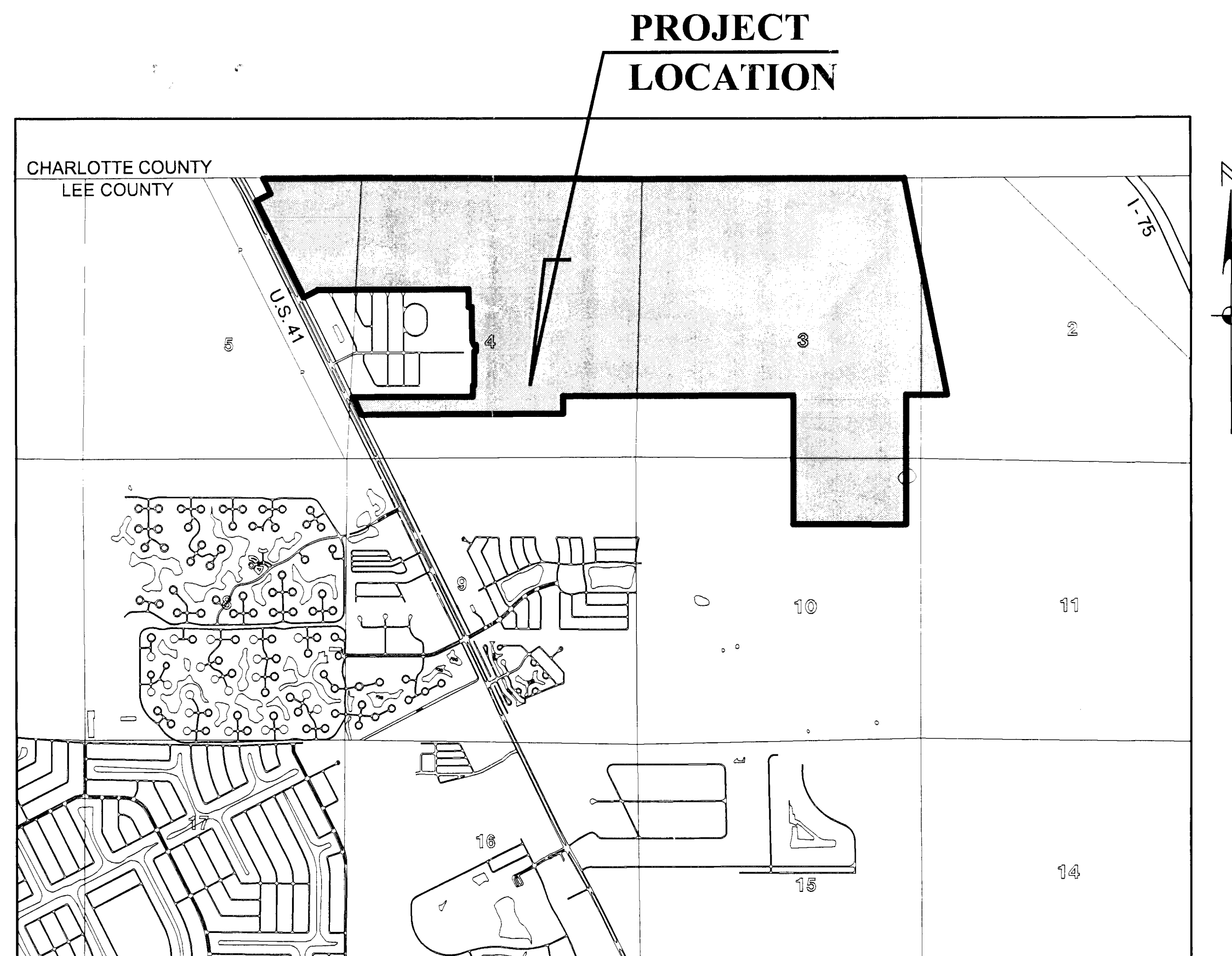
1150.9 ACRES

ZONING

RPD

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING MAP H NOPC
3	MAP H NOPC



LOCATION MAP

0 2000 4000
SCALE IN FEET

NOVEMBER, 2005

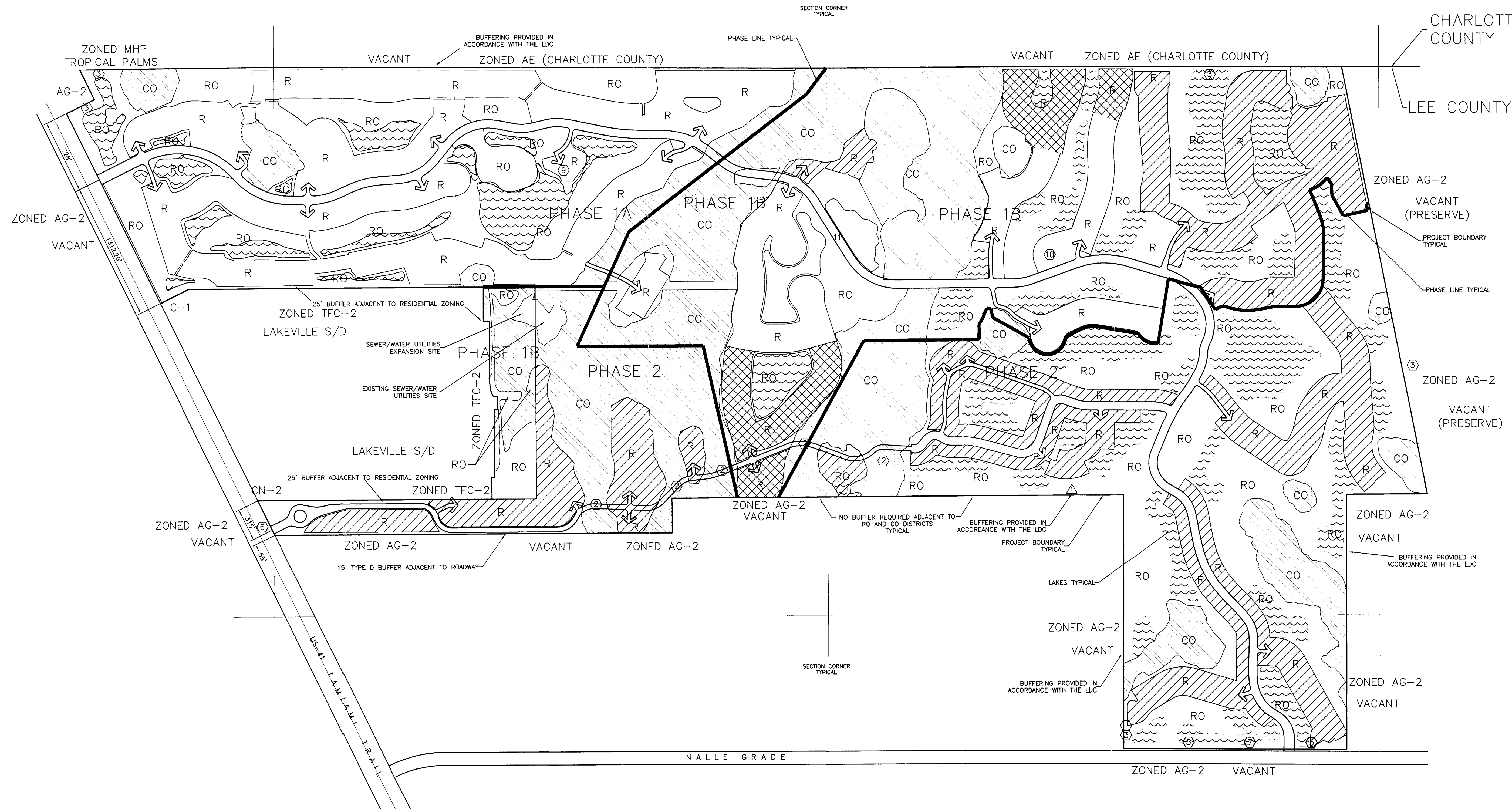
JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3681
E.B. #642 & L.B. #642

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PLANNING DEPARTMENT

DRI 2005-00010

SHEET
1

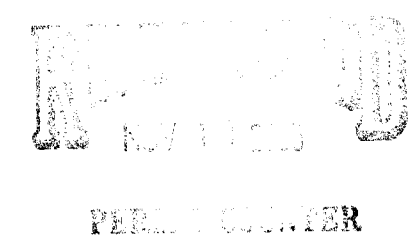
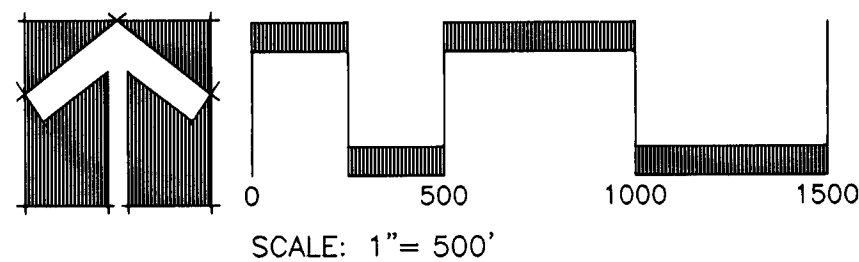


LAND USE SUMMARY		
SYMBOL	DESCRIPTION	ACRES
R	RESIDENTIAL	357.42
RO	RECREATION/OPEN SPACE	489.24
CO	CONSERVATION AREAS	271.61
	TRANSPORTATION	
	MAIN PROJECT ROAD	32.88
TOTAL ACRES		1,150.95
NOTE: RIGHTS OF WAY ACRES FOR INTERNAL ROADS INCLUDED IN INDIVIDUAL PARCELS.		
	RESIDENTIAL	
	SINGLE FAMILY LOTS (DETACHED)	1,620 UNITS
	ZERO LOT LINE HOMES	540 UNITS
	TOWNHOUSE UNITS	540 UNITS

LAND USE TABLE				
LAND USE DESCRIPTION	PHASE 1A	PHASE 1B	PHASE 2	TOTALS
RESIDENTIAL	532 UNITS	506 UNITS	1,662 UNITS	2,700 UNITS
NON-RESIDENTIAL				
SALES CENTER	3450 SQ FT	3450 SQ FT(1)	3450 SQ FT	3450 SQ FT
COMMERCIAL SERVICES (12,000 SQ FT LOCATED WITHIN CLUBHOUSES)	3420 SQ FT	3000 SQ FT	3080 SQ FT	12000 SQ FT
POLE COURSE (CLUBHOUSES, TEES, GREENS, FIELDS)	61.48 AC	59.33 AC	131.60 AC	252.41 AC
LAKES	39.83 AC	49.22 AC	48.52 AC	137.57 AC

(1) SALES CENTER WILL BE RELOCATED TO PHASE 1B WHEN THAT PHASE IS BEING DEVELOPED

LEGEND	
	ALL RESIDENTIAL USES LISTED IN THE "USE SCHEDULE" ARE PERMITTED
	ALL RESIDENTIAL USES LISTED IN THE "USE SCHEDULE" ARE PERMITTED, EXCEPT TOWNHOUSE #2.



DRI 2005-11-10

\\Ftms01\proj-jel\20055665\Drawings\NOPC\5665-MAP H EXISTING.dwg (Layout1) web Nov 07, 2005 - 4:58pm

REVISIONS		

T.C.W. At Herons Glen L.L.C., DbA
T.W.C. At Magnolia Landing

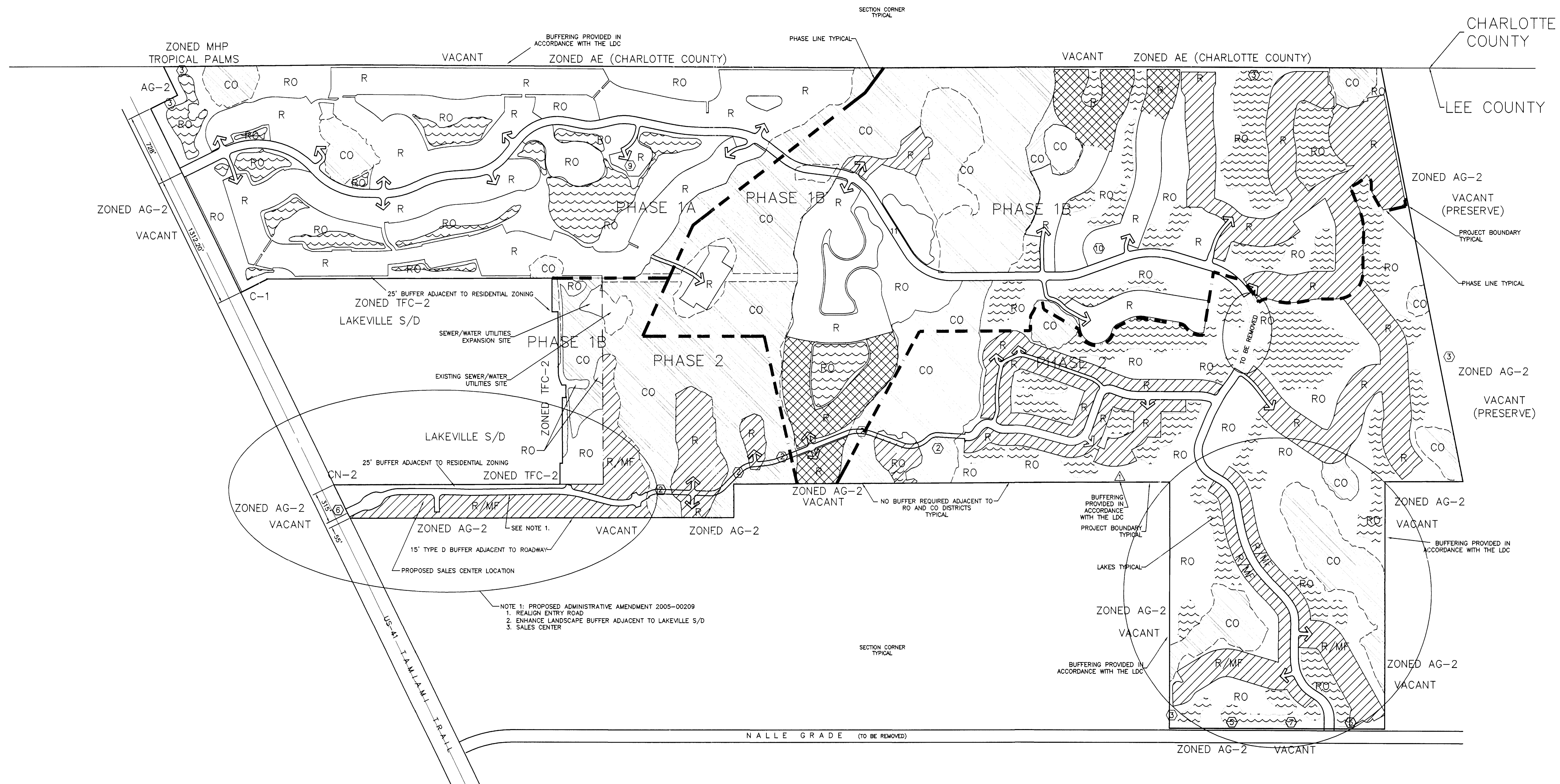
MAGNOLIA LANDING
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

EXISTING MAP H NOPC

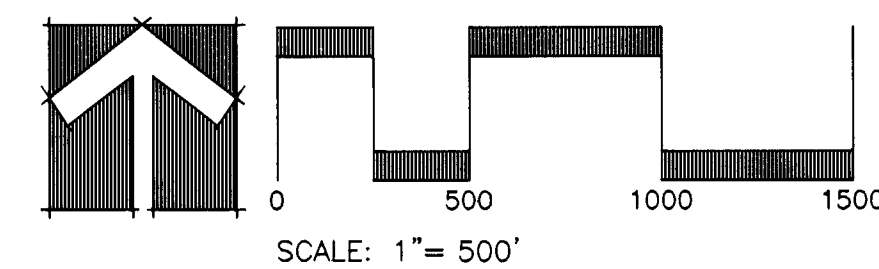
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
NOVEMBER, 2005	20055665	4-43-24	As Shown	2



LAND USE SUMMARY		
SYMBOL	DESCRIPTION	ACRES
R	RESIDENTIAL	330.85
R/MF	RESIDENTIAL/MULTI-FAMILY	26.57
RO	RECREATION/OPEN SPACE	489.24
CO	CONSERVATION AREAS	271.51
	TRANSPORTATION	
	MAIN PROJECT ROAD	32.68
TOTAL ACRES		1,150.95
NOTE: RIGHTS OF WAY ACRES FOR INTERNAL ROADS INCLUDED IN INDIVIDUAL PARCELS.		
RESIDENTIAL		
	SINGLE FAMILY LOTS (DETACHED)	1,620 UNITS
	ZERO LOT LINE HOMES	540 UNITS
	MULTI-FAMILY	674 UNITS
	TOWNHOUSE UNITS	540 UNITS

LAND USE TABLE				
LAND USE DESCRIPTION	PHASE 1A	PHASE 1B	PHASE 2	TOTALS
RESIDENTIAL	532 UNITS	506 UNITS	1,642 UNITS	2,700 UNITS
NON-RESIDENTIAL				
SALES CENTER	3450 SQ FT	3450 SQ FT(1)	3580 SQ FT	3450 SQ FT
COMMERCIAL SERVICES (12,000 SQFT LOCATED WITHIN CLUBHOUSES)	5420 SQ FT	3000 SQ FT		12000 SQ FT
GOLF COURSE (CLUBHOUSES, TEES, GREENS, FARMWAYS)	61.48 AC	59.33 AC	131.60 AC	252.41 AC
LAKES	59.63 AC	49.22 AC	48.52 AC	137.37 AC

LEGEND	
	ALL RESIDENTIAL USES LISTED IN THE "USE SCHEDULE" ARE PERMITTED
	ALL RESIDENTIAL USES LISTED IN THE "USE SCHEDULE" ARE PERMITTED, EXCEPT TOWNHOUSE #2



DRI 2005-00010

 DAVID R. JOHNSON
 PROFESSIONAL ENGINEER

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REVISIONS		

T.C.W. At Herons Glen L.L.C., Db
 T.W.C. At Magnolia Landing

MAGNOLIA LANDING
 LEE COUNTY, FLORIDA

JOHNSON
 ENGINEERING

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 P.O. BOX 1550
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 E.B. #642 & L.B. #642

MAP H NOPC

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
NOVEMBER, 2005	20055665	4-43-24	As Shown	3