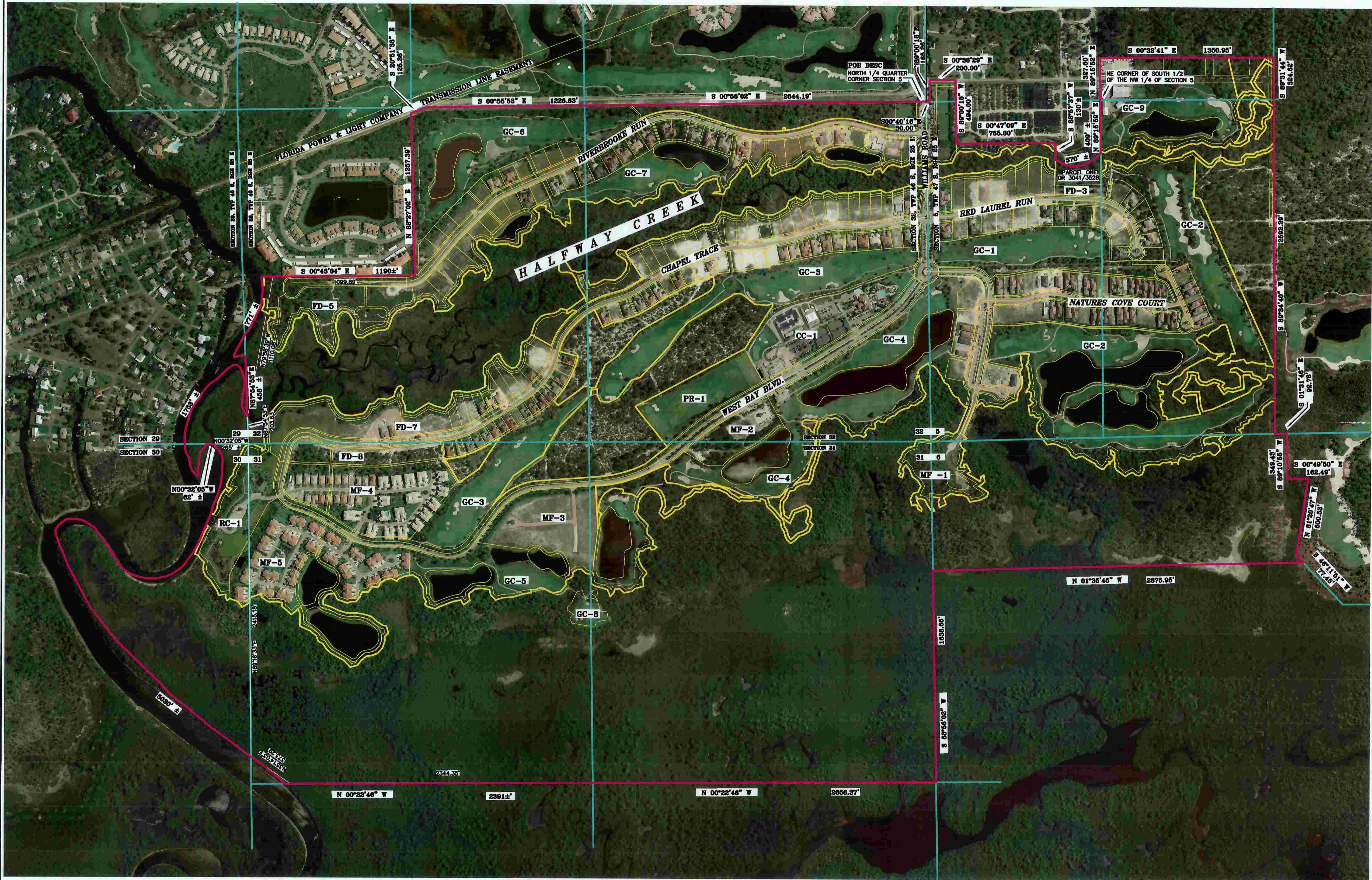




Maps for
Case #: ADD2008-00076

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DESCRIPTION

WEST BAY CLUB
PARCEL IN
SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST &
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND BEING ALL OF WEST BAY CLUB, A
SUBDIVISION, AS RECORDED IN PLAT BOOK 62 AT PAGES 79 THROUGH 111
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ALL OF PARCEL
ONE AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 3041 AT
PAGE 3528 OF SAID PUBLIC RECORDS, LYING IN SECTIONS 29, 30, 31
AND 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 5 & 6,
TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE, COUNTY, FLORIDA, DESCRIBED
AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION
5, BEING A POINT ON THE CENTERLINE OF WILLIAMS ROAD
(60.00 FEET WIDE); THENCE RUN THE FOLLOWING COURSES
AND DISTANCES ALONG THE BOUNDARY OF SAID WEST BAY
CLUB: SOUTH 00° 40' 16" EAST FOR 30.00 FEET;
NORTH 89° 00' 18" EAST FOR 165.26 FEET;
SOUTH 00° 36' 29" EAST FOR 200.00 FEET;
SOUTH 89° 00' 18" WEST FOR 494.00 FEET;
SOUTH 00° 47' 09" EAST FOR 765.00 FEET;
SOUTH 88° 57' 37" WEST FOR 130 FEET, MORE OR LESS,
TO THE MEAN HIGH WATER LINE OF HALFWAY CREEK; THENCE
DEPARTING SAID BOUNDARY OF WEST BAY CLUB RUN SOUTHERLY
ALONG SAID MEAN HIGH WATER LINE FOR 370 FEET, MORE OR
LESS TO AND INTERSECTION WITH SAID BOUNDARY OF WEST
BAY CLUB; THENCE RUN THE FOLLOWING COURSES AND
DISTANCES ALONG SAID BOUNDARY:
NORTH 89° 15' 59" EAST FOR 409 FEET, MORE OR LESS TO THE
NORTHEAST CORNER OF THE SOUTH HALF (S-1/2) OF THE
NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 5;
NORTH 89° 15' 52" EAST FOR 327.60 FEET;
SOUTH 00° 32' 41" EAST FOR 1,350.95 FEET;
SOUTH 89° 31' 44" WEST FOR 324.62 FEET;
SOUTH 89° 34' 40" WEST FOR 2,592.29 FEET;
SOUTH 01° 31' 46" EAST FOR 92.78 FEET;
SOUTH 89° 10' 55" WEST FOR 349.43 FEET;
SOUTH 00° 49' 50" EAST FOR 162.49 FEET;
NORTH 81° 20' 47" WEST FOR 600.53 FEET;
SOUTH 46° 11' 51" WEST FOR 77.45 FEET;
NORTH 01° 35' 45" WEST FOR 2,875.95 FEET TO AN
INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST
QUARTER (SE-1/4) OF SAID SECTION 31;
SOUTH 89° 56' 02" WEST ALONG SAID SOUTH LINE AND
ALONG SAID BOUNDARY LINE FOR 1,638.66 FEET TO THE
SOUTH QUARTER CORNER OF SAID SECTION 31;
NORTH 00° 22' 46" WEST ALONG THE NORTH/SOUTH QUARTER
SECTION LINE FOR 2,656.37 FEET TO THE CENTER OF SAID
SECTION 31; THENCE CONTINUE NORTHERLY ALONG SAID
NORTH/SOUTH QUARTER SECTION LINE, FOR A DISTANCE OF
2,391 FEET, MORE OR LESS TO THE WATERS OF THE ESTERO
RIVER, NORTHEASTERLY, SOUTHEASTERLY, SOUTHWESTERLY,
SOUTHERLY, SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID
WATERS FOR 5,030 FEET, MORE OR LESS, TO AN
INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST
QUARTER (SE-1/4) OF SAID SECTION 30, TOWNSHIP 46
SOUTH, RANGE 25 EAST; NORTH 00° 32' 05" WEST ALONG
SAID EAST LINE FOR 62 FEET, MORE OR LESS TO SAID
WATERS OF THE ESTERO RIVER; THENCE RUN WESTERLY,
NORTHERLY, EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY,
WESTERLY AND SOUTHWESTERLY ALONG SAID WATERS FOR 1,753
FEET, MORE OR LESS TO AN INTERSECTION WITH THE NORTH
LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST;
NORTH 87° 54' 53" EAST ALONG SAID NORTH LINE FOR 458
FEET, MORE OR LESS TO SAID WATERS; THENCE RUN
NORTHERLY AND SOUTHEASTERLY ALONG SAID WATERS FOR 771
FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID
PLAT; SOUTH 00° 43' 04" EAST FOR 1,190 FEET, MORE OR
LESS; NORTH 88° 27' 02" EAST FOR 1,257.39 FEET TO A
FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT
(100 FEET WIDE) AS DESCRIBED BY DEED RECORDED IN DEED
BOOK 227 AT PAGE 261 OF SAID PUBLIC RECORDS;
SOUTH 20° 51' 33" EAST ALONG SAID SOUTHWESTERLY LINE
FOR 125.36 FEET TO AN INTERSECTION WITH THE
NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 32;
SOUTH 00° 55' 53" EAST ALONG SAID QUARTER SECTION
LINE FOR 1,226.63 FEET; SOUTH 00° 56' 02" EAST ALONG
SAID NORTH/SOUTH QUARTER SECTION LINE FOR 2,644.19
FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 866 ACRES, MORE OR LESS.

BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON THE EAST LINE OF
THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 32 TO BEAR
SOUTH 00° 56' 02" EAST.

ADD 2008-00076

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COMMUNITY DEVELOPMENT

NOTES:

1. PARCEL CONTAINS 866 ACRES, MORE OR LESS.
2. OR = OFFICIAL RECORD BOOK
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO
ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
4. PB = PLAT BOOK
5. PG = PAGE
6. LK = LAKE
7. MF = MULTI-FAMILY
8. GC = GOLF COURSE
9. FD = FUTURE DEVELOPEMENT
10. PR = PRACTICE RANGE
11. RD = ROAD RIGHT OF WAY
12. RC = RECREATION
13. C = CONSERVATION
14. CC = COUNTRY CLUB

THIS IS NOT A SURVEY

Frances L. Summerall
FRANCES L. SUMMERALL (FOR THE FIRM-LB #642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5652

DATE SIGNED: 05-06-08

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER.



Applicant's Legal Checked
by C.J. 5/22/08

PARCEL IN
SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST &
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



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ENGINEERING

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E.B. #642 & L.B. #642

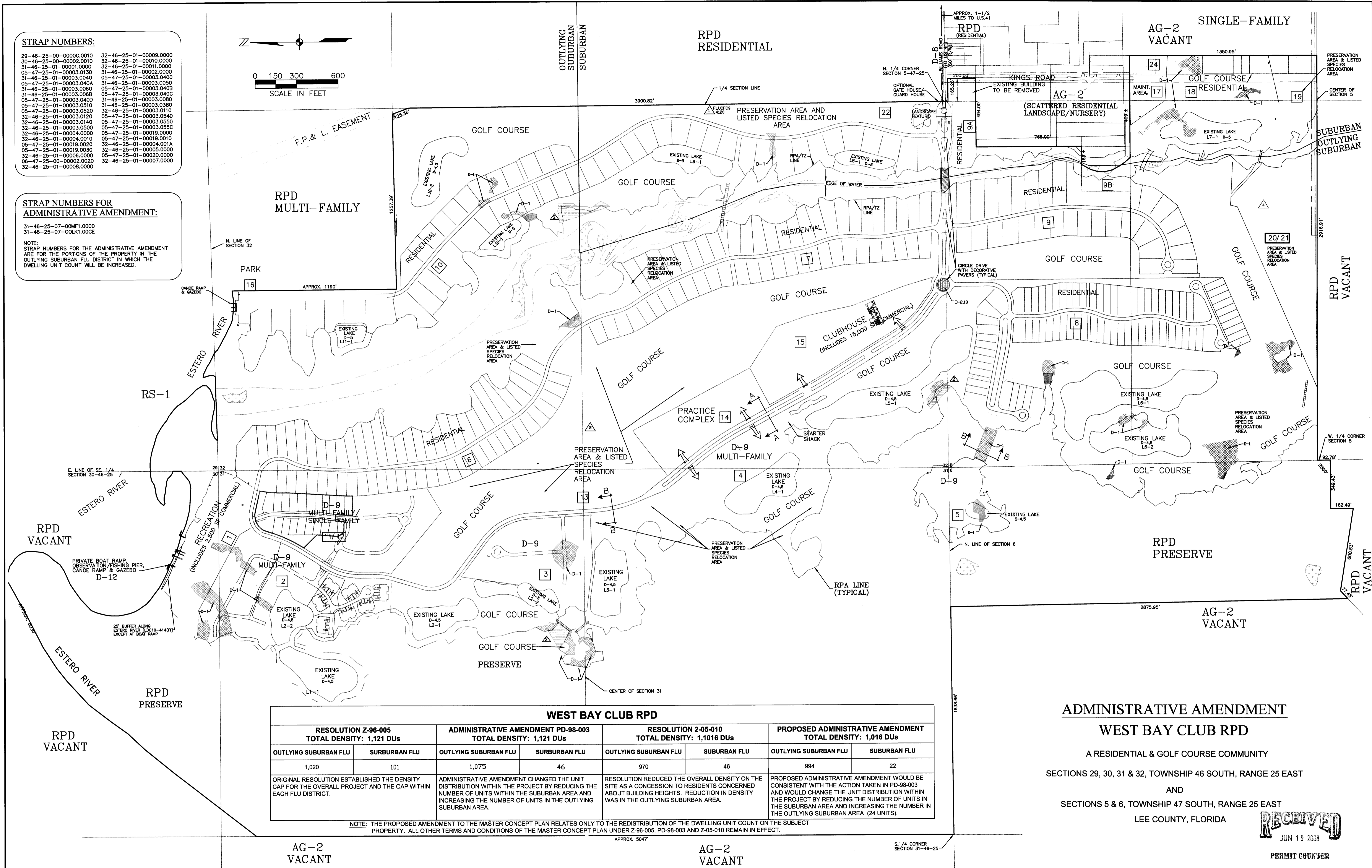
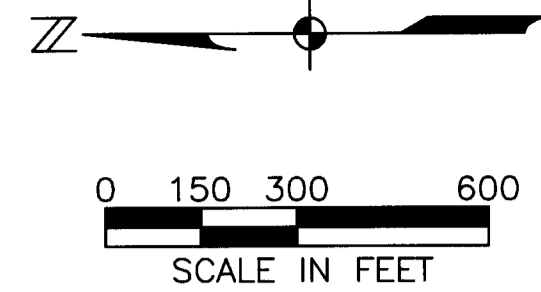
SKETCH TO ACCOMPANY DESCRIPTION

AA-3.D.1
AA-3.C.2

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC 2007	20044403	30-46-25	1" = 400'	1 OF 1

STRAP NUMBERS:
29-46-25-00-0000G.0010 32-46-25-01-00009.0000
30-46-25-00-00002.0010 32-46-25-01-00010.0000
31-46-25-01-00001.0000 32-46-25-01-00011.0000
05-47-25-01-00003.0130 31-46-25-01-00002.0000
31-46-25-01-00003.0040 05-47-25-01-00003.0040
05-47-25-01-00003.040A 31-46-25-01-00003.0050
31-46-25-01-00003.0060 05-47-25-01-00003.040B
31-46-25-01-00003.006B 05-47-25-01-00003.040C
05-47-25-01-00003.040D 31-46-25-01-00003.0080
05-47-25-01-00003.0510 31-46-25-01-00003.0380
05-47-25-01-00003.0520 32-46-25-01-00003.0110
32-46-25-01-00003.0120 05-47-25-01-00003.0540
32-46-25-01-00003.0140 05-47-25-01-00003.0550
32-46-25-01-00003.0500 05-47-25-01-00003.055C
32-46-25-01-00004.0000 05-47-25-01-00019.0000
32-46-25-01-00004.0010 05-47-25-01-00019.0010
05-47-25-01-00019.0020 32-46-25-01-00004.001A
05-47-25-01-00019.0030 32-46-25-01-00005.0000
32-46-25-01-00006.0000 05-47-25-01-00020.0000
06-47-25-00-00002.0020 32-46-25-01-00007.0000
32-46-25-01-00008.0000

STRAP NUMBERS FOR ADMINISTRATIVE AMENDMENT:
31-46-25-07-00M1.0000
31-46-25-07-00L1.000E
NOTE:
STRAP NUMBERS FOR THE ADMINISTRATIVE AMENDMENT ARE FOR THE PORTIONS OF THE PROPERTY IN THE OUTLYING SUBURBAN FLU DISTRICT IN WHICH THE DWELLING UNIT COUNT WILL BE INCREASED.

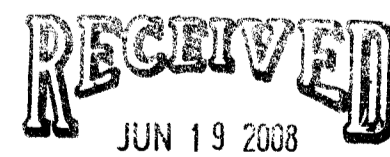


WEST BAY CLUB RPD							
RESOLUTION Z-96-005 TOTAL DENSITY: 1,121 DUs		ADMINISTRATIVE AMENDMENT PD-98-003 TOTAL DENSITY: 1,121 DUs		RESOLUTION 2-05-010 TOTAL DENSITY: 1,1016 DUs		PROPOSED ADMINISTRATIVE AMENDMENT TOTAL DENSITY: 1,016 DUs	
OUTLYING SUBURBAN FLU	SURBURBAN FLU	OUTLYING SUBURBAN FLU	SURBURBAN FLU	OUTLYING SUBURBAN FLU	SURBURBAN FLU	OUTLYING SUBURBAN FLU	SURBURBAN FLU
1,020	101	1,075	46	970	46	994	22
ORIGINAL RESOLUTION ESTABLISHED THE DENSITY CAP FOR THE OVERALL PROJECT AND THE CAP WITHIN EACH FLU DISTRICT.		ADMINISTRATIVE AMENDMENT CHANGED THE UNIT DISTRIBUTION WITHIN THE PROJECT BY REDUCING THE NUMBER OF UNITS WITHIN THE SUBURBAN AREA AND INCREASING THE NUMBER OF UNITS IN THE OUTLYING SUBURBAN AREA.		RESOLUTION REDUCED THE OVERALL DENSITY ON THE SITE AS A CONCESSION TO RESIDENTS CONCERNED ABOUT BUILDING HEIGHTS. REDUCTION IN DENSITY WAS IN THE OUTLYING SUBURBAN AREA.		PROPOSED ADMINISTRATIVE AMENDMENT WOULD BE CONSISTENT WITH THE ACTION TAKEN IN PD-98-003 AND WOULD CHANGE THE UNIT DISTRIBUTION WITHIN THE PROJECT BY REDUCING THE NUMBER OF UNITS IN THE SUBURBAN AREA AND INCREASING THE NUMBER IN THE OUTLYING SUBURBAN AREA (24 UNITS).	

NOTE: THE PROPOSED AMENDMENT TO THE MASTER CONCEPT PLAN RELATES ONLY TO THE REDISTRIBUTION OF THE DWELLING UNIT COUNT ON THE SUBJECT PROPERTY. ALL OTHER TERMS AND CONDITIONS OF THE MASTER CONCEPT PLAN UNDER Z-96-005, PD-98-003 AND Z-05-010 REMAIN IN EFFECT.

ADMINISTRATIVE AMENDMENT
WEST BAY CLUB RPD

A RESIDENTIAL & GOLF COURSE COMMUNITY
SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



PERMIT COUNTER

ADD 2008-00076

PREVIOUS JEI NO. 20044403

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REVISIONS		

LEE COUNTY
FLORIDA

WEST BAY CLUB RPD
ADMINISTRATIVE AMENDMENT

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P.O. BOX 1550
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PROPOSED MASTER CONCEPT PLAN

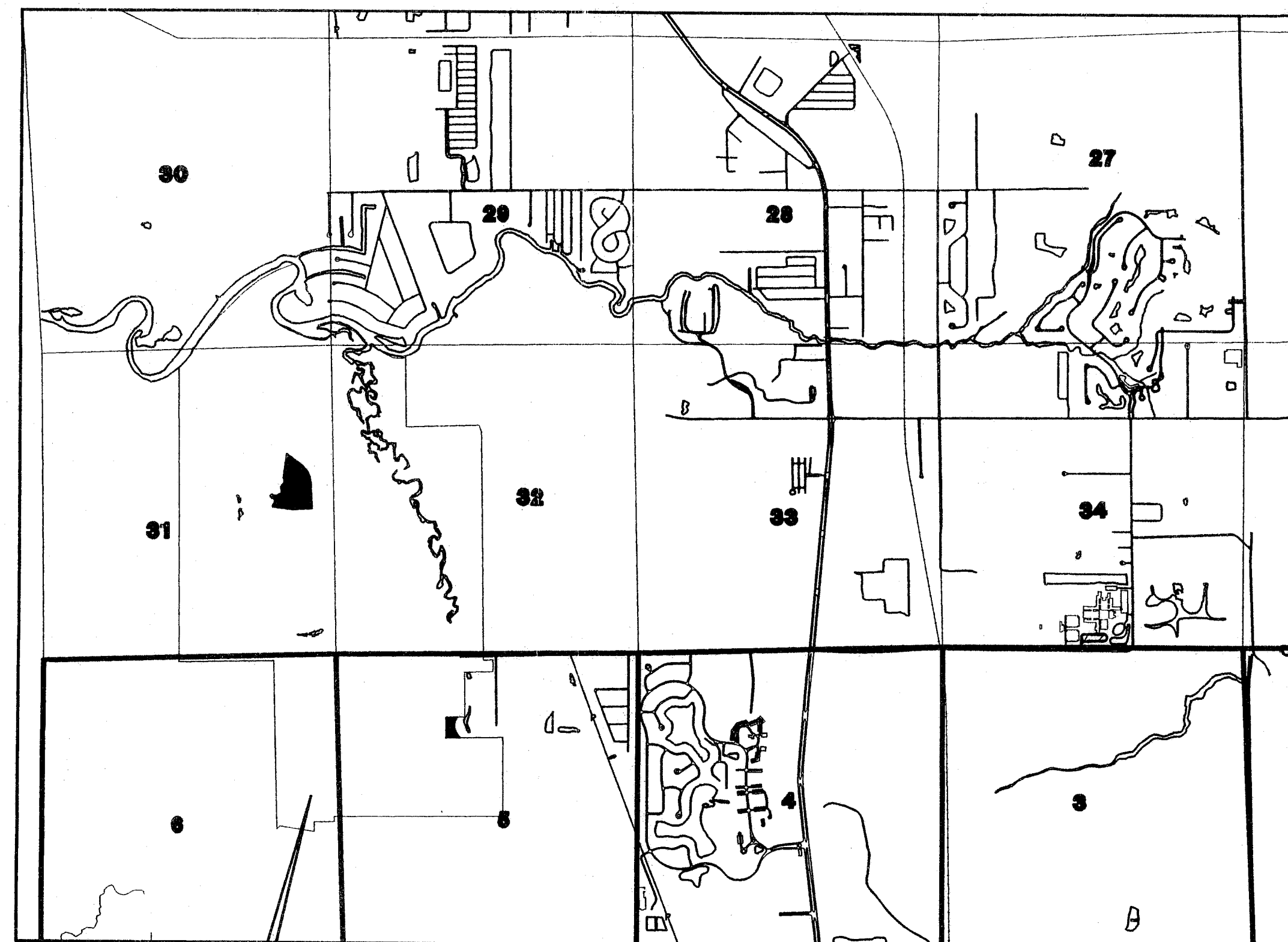
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5-08-08	20087506	29-46-25	1" = 300'	2

MASTER CONCEPT PLAN FOR WEST BAY CLUB RPD (FORMERLY ESTERO POINTE RPD)

SECTIONS 29/30/31/32, TOWNSHIP 46 S., RANGE 25 E.
SECTIONS 5/6, TOWNSHIP 47 S., RANGE 25 E.
BONITA SPRINGS, LEE COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER
2	MASTER CONCEPT PLAN
3	DOCUMENTATION, SOILS & FLUCFCS



PROJECT
LOCATION

LOCATION MAP

0 2000 4000
SCALE IN FEET

APRIL, 2004

APPLICANT

WEST BAY CLUB DEVELOPMENT CORPORATION
4600 WEST BAY BOULEVARD
ESTERO, FLORIDA 33928
PHONE (239) 498-7770
FAX (239) 498-7771

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Master Concept Plan
Subject to conditions in Resolution 2004-00046
DCI 2004-00046

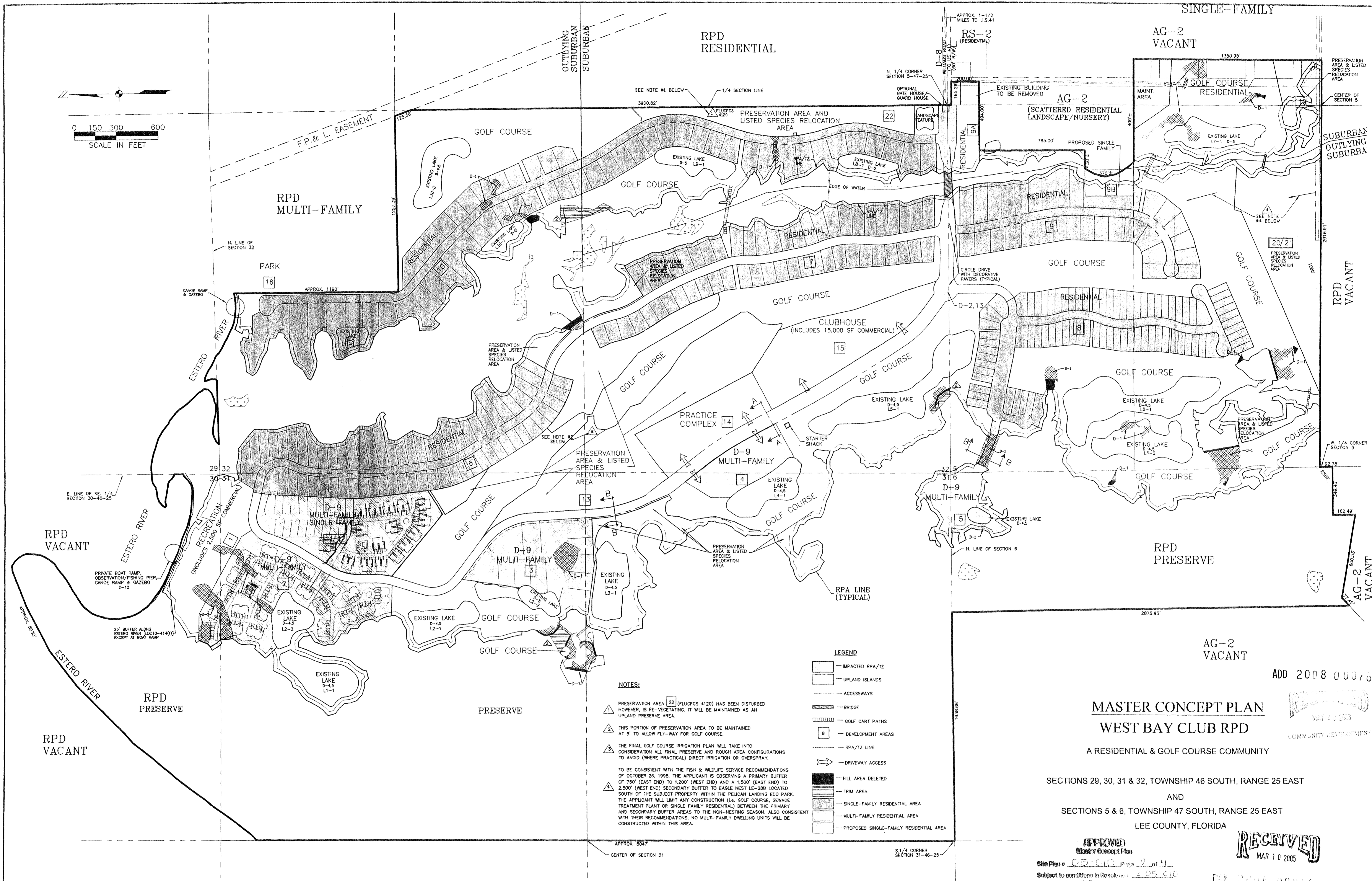
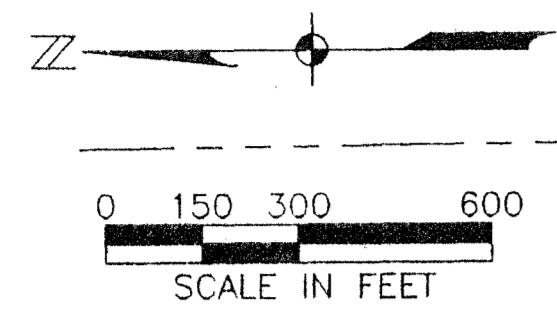
DCI 2004-00046

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SHEET

1



NOTES:

- 1. PRESERVATION AREA 22 (FLUGFCS 4120) HAS BEEN DISTURBED HOWEVER, IS RE-VEGETATING. IT WILL BE MAINTAINED AS AN UPLAND PRESERVE AREA.
- 2. THIS PORTION OF PRESERVATION AREA TO BE MAINTAINED AT 5' TO ALLOW FLY-WAY FOR GOLF COURSE.
- 3. THE FINAL GOLF COURSE IRRIGATION PLAN WILL TAKE INTO CONSIDERATION ALL FINAL PRESERVE AND ROUGH AREA CONFIGURATIONS TO AVOID (WHERE PRACTICAL) DIRECT IRRIGATION OR OVERSPRAY.
- 4. TO BE CONSISTENT WITH THE FISH & WILDLIFE SERVICE RECOMMENDATIONS OF OCTOBER 26, 1995, THE APPLICANT IS OBSERVING A PRIMARY BUFFER OF 750' (EAST END) TO 1,200' (WEST END) AND A 1,500' (EAST END) TO 2,500' (WEST END) SECONDARY BUFFER TO EAGLE NEST LE-288 LOCATED SOUTH OF THE SUBJECT PROPERTY WITHIN THE PELICAN LANDING ECO PARK. THE APPLICANT WILL LIMIT ANY CONSTRUCTION (I.E. GOLF COURSE, SEWAGE TREATMENT PLANT OR SINGLE FAMILY RESIDENTIAL) BETWEEN THE PRIMARY AND SECONDARY BUFFER AREAS TO THE NON-NESTING SEASON. ALSO CONSISTENT WITH THEIR RECOMMENDATIONS, NO MULTI-FAMILY DWELLING UNITS WILL BE CONSTRUCTED WITHIN THIS AREA.

LEGEND

- IMPACTED RPA/TZ
- UPLAND ISLANDS
- ACCESSWAYS
- BRIDGE
- GOLF CART PATHS
- DEVELOPMENT AREAS
- RPA/TZ LINE
- DRIVEWAY ACCESS
- FILL AREA DELETED
- TRIM AREA
- SINGLE-FAMILY RESIDENTIAL AREA
- MULTI-FAMILY RESIDENTIAL AREA
- PROPOSED SINGLE-FAMILY RESIDENTIAL AREA

MASTER CONCEPT PLAN
WEST BAY CLUB RPD

A RESIDENTIAL & GOLF COURSE COMMUNITY

SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

APPROVED
Master Concept Plan
Site Plan 05-010 Page 2 of 4
Subject to conditions in Resolution 05-010
Case # DC12004-000460

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REVISIONS	

WEST BAY CLUB RPD
LEE COUNTY, FLORIDA

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E.B. #642 & L.B. #642

MASTER CONCEPT PLAN

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
04/06/04	20044403	29-46-25	1" = 300'	2

	Minimum Lot			Minimum Setback				Maximum Height (feet)	Number of Habitable Floors	Minimum Bldg Separation	Subdivision	Condo	Condo
	Area (s.f.)	Depth (feet)	Width (feet)	Side (feet)	Rear (feet)	Road (feet)	Water (feet)						
RESIDENTIAL													
Single Family	5,500	100	55	5	10	20	20	45	3	10	Yes	Yes	Yes
Two Family Attached 1st Side 2nd Side	5,000	100	50	0 7.5	15	20	20	45	3	15	Yes	Yes	Yes
Zero Lot Line 1st Side 2nd Side	4,500	80	45	0 4	15 ^(*)	15	20	45	3	4	Yes	Yes	Yes
Townhouse 1st Side 2nd Side	2,800	80	35	0 0 or 10	20	20	20	45	3	** Complex Separation 20	Yes	Yes	Yes
MULTI-FAMILY													
Ground Level	10,000	100	100		20	20	25	45	3	20		Yes	Yes
Mid-Rise	10,000	100	100		20	20	25	75	7	20		Yes	Yes
High-Rise	10,000	100	100		20	20	25		20*	60		Yes	Yes
CLUBHOUSE AREA	40,000	200	200	15	20	20	20	45	2	15	Yes	Yes	Yes
PRACTICE COMPLEX	40,000	200	200	15	20	20	20	45	2	15	Yes	Yes	Yes

All Housing Types

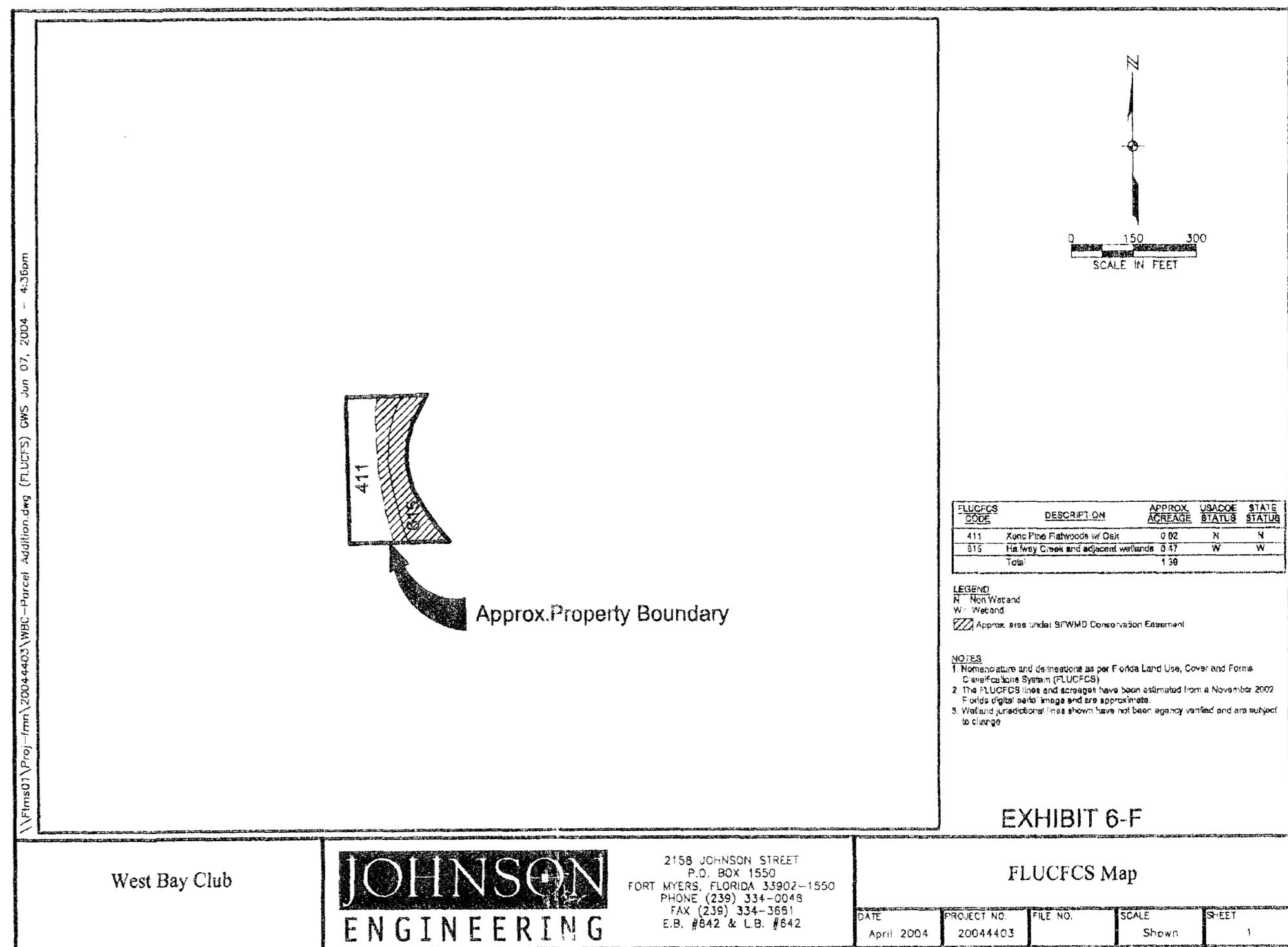
See LDC Sections 34-1174, 34-1176, 34-2191 and 34-2194
for accessory structure setbacks
Setbacks for Estero River: 25 feet

* 20 Stories over parking. All buildings over 45 feet shall provide one half foot setback from West Bay Club
perimeter property line for every foot of elevation over 45 feet.

An overall maximum of FIVE (5) high-rise buildings may be located within multi-family Pods 3, 4 and 5

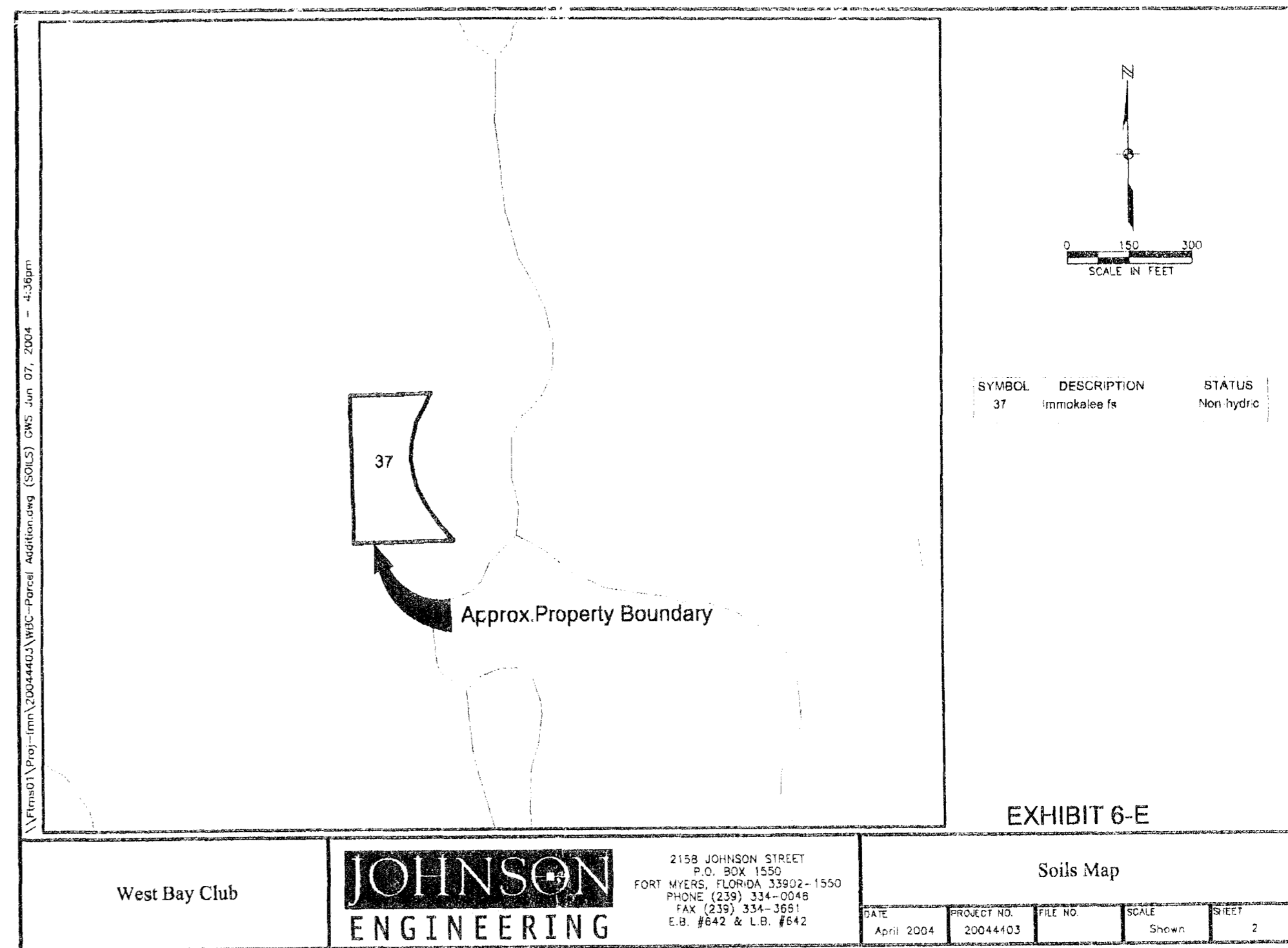
Mid-rise or ground level buildings can be clusters in multi-family Pods 2, 3, 4 and 5

** Maximum number of attached units: 6



OPEN SPACE CALCULATIONS:			
REQUIRED OPEN SPACE : 866± AC. x 40%	=	346.4± AC. (40%)	
INDIGENOUS REQUIREMENT	=	173.2± AC. (20%)	
OPEN SPACE PROVIDED (AC.±)		MCP (AC.±)	
WETLANDS		397.8	
PRESERVATION AREA 13: 22.8 AC. x 1.6% = 36.5 AC. ± 3.2 AC. [10-413 (c)(2)(a)] =		40.0	
PRESERVATION AREA 19		2.6	
PRESERVATION AREA 20/21: 12.8 AC. x 1.6% [10-413 (c)(2)(b)] =		20.5	
PRESERVATION AREA 22		6.3	
UPLAND ISLAND PRESERVATION AREAS		3.1	
GOLF COURSE		85.9	
GOLF COURSE ROUGH		20.6	
UPLAND BUFFER AREAS		38.4	
PARK (AREA 16)		1.0	
LAKES		35.7	
RECREATIONAL AREA 1 (10.2 AC. x 80%) =		8.2	
MULTI-FAMILY POD 2 : 12.8 x 15% =		1.9	
MULTI-FAMILY POD 3 : 9.5 x 35% =		3.3	
MULTI-FAMILY POD 4 : 4.7 x 35% =		1.6	
MULTI-FAMILY POD 5 : 6.0 x 60% =		3.6	
SINGLE FAMILY POD 6 : 25.3 x 10% =		2.6	
SINGLE FAMILY POD 7 : 24.1 x 10% =		2.4	
SINGLE FAMILY POD 8 : 24.8 x 10% =		2.5	
RESIDENTIAL POD 9, 9A & 9B: 21.3 x 10% =		2.1	
RESIDENTIAL POD 10 : 44.0 x 10% =		4.4	
MULTI-FAMILY POD 11 & 12 : 13.8 x 15% =		2.1	
PRACTICE AREA (POD 14) : 7.0 x 80% =		5.6	
CLUBHOUSE SITE (POD 15) : 11.0 x 15% =		1.7	
MAINTENANCE/ GOLF COURSE/ FUTURE RESIDENTIAL (PODS 17 & 18) 14.3 x 40% =		5.7	
TOTAL OPEN SPACE PROVIDED	=	700.6 (81%)	
TOTAL INDIGENOUS OPEN SPACE PROVIDED	=	525.8 (61%)	

SITE BREAKDOWN	
DESCRIPTION OF AREAS	AREA (IN ACRES)
Wetlands	397.8
Golf Course	85.9
Golf Course Rough	20.6
Upland Buffer Areas	38.4
Lakes	35.7
Pod 1: Recreation Area	10.2
Pod 2: Multi Family	12.8
Pod 3: Multi Family	9.5
Pod 4: Multi Family	4.7
Pod 5: Multi Family	6.0
Pod 6: Residential	26.3
Pod 7: Residential	24.1
Pod 8: Residential	24.8
Pod 9, 9A & 9B: Residential	22.4
Pod 10: Residential	44.0
Pod 11/12: Multi Family	13.8
Pod 13: Upland	26.5
Pod 14: Practice Area	7.0
Pod 15: Clubhouse	11.0
Pod 16: Park Area	1.0
Pod 17/18: Maintenance Area & Residential/Golf Course	14.3
Pod 19: Upland	2.6
Pod 20/21: Upland	12.8
Pod 22: Upland	6.3
Pod 23: Upland Island Preservation	3.1
TOTAL: 866 ACRES	



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REVISIONS	

WEST BAY CLUB RPD
LEE COUNTY, FLORIDA

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PHONE (239) 334-0046
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E.B. #642 & L.B. #642

DOCUMENTATION

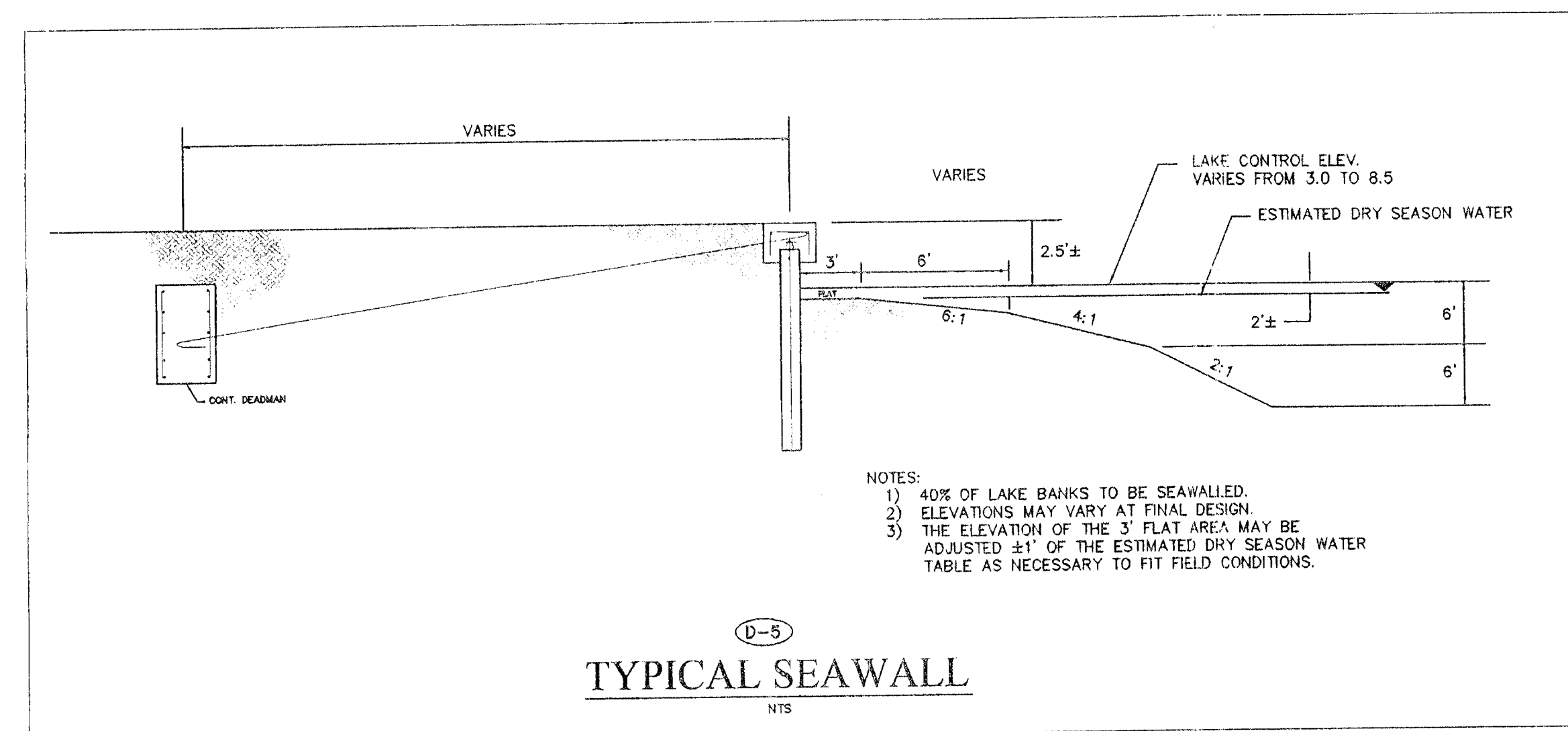
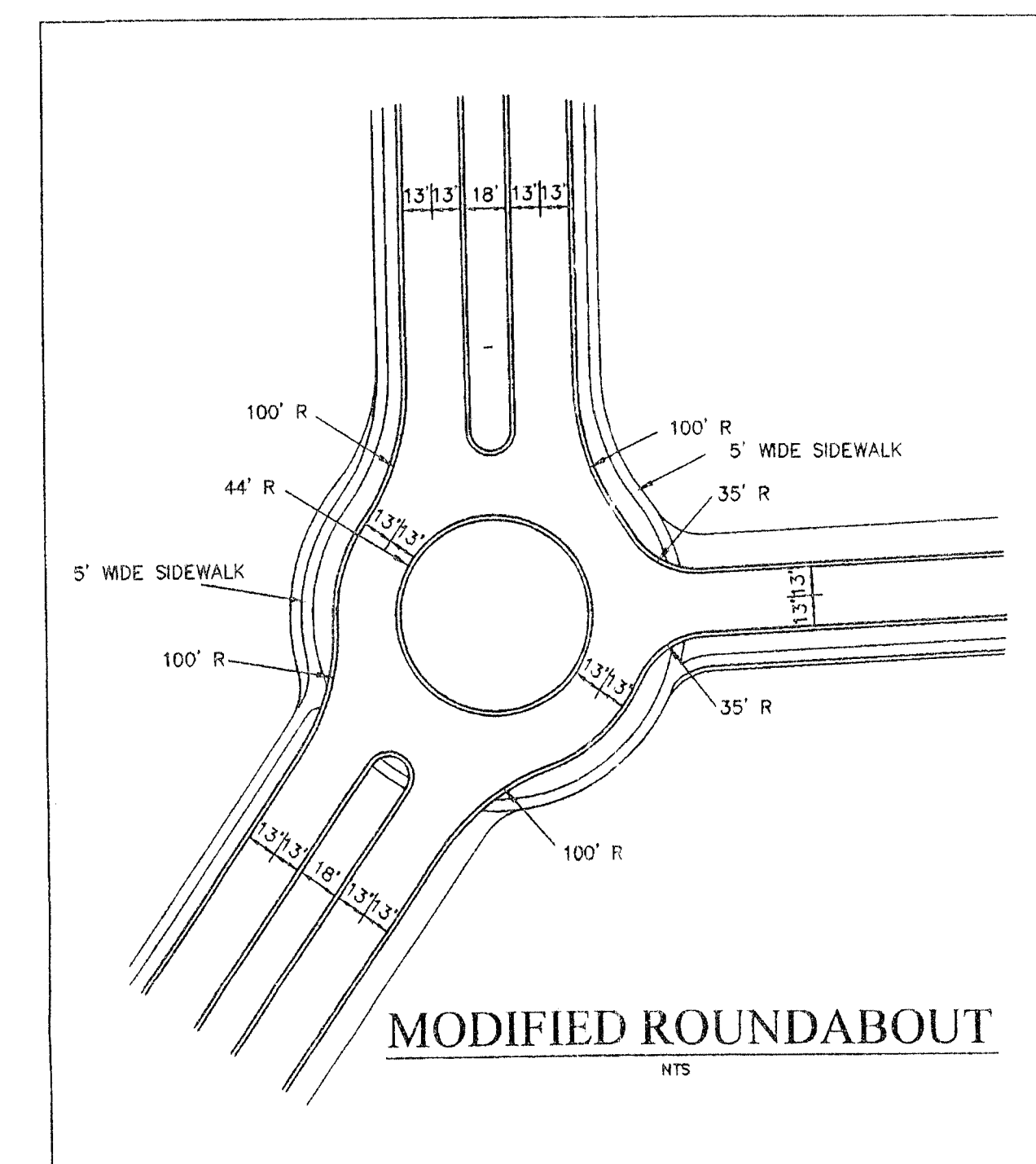
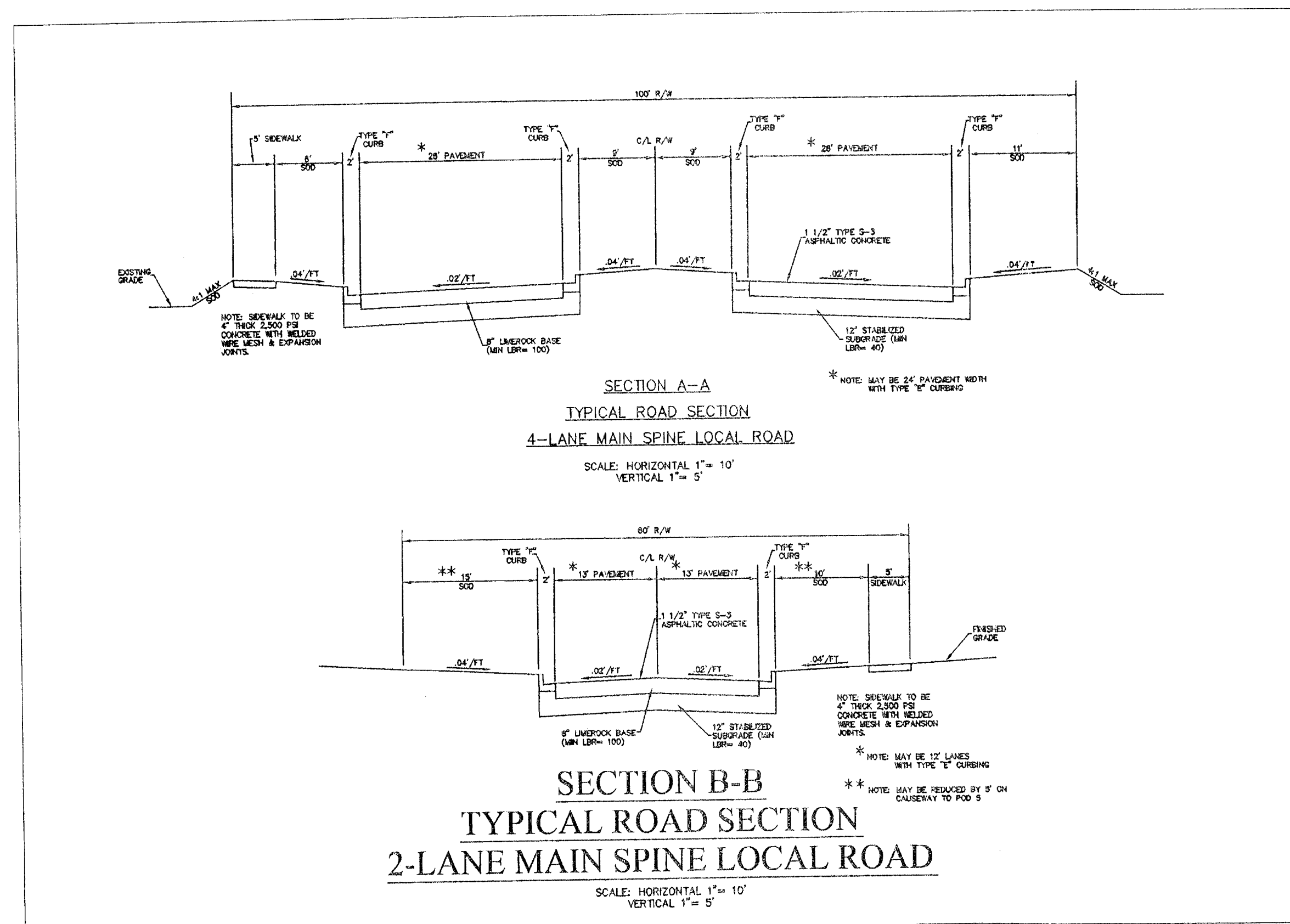
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
04/06/04	20044403	29-46-25	As Shown	3

APPROVED
Water Concept Plan
Site Plan # 00-010 Page 3 of 4
Subject to conditions in Resolution 1-05-010
Case # DCI 2004-00046

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COMMUNITY DEVELOPMENT



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Master Concept Plan

DCI 2004-00046

Site Plan # 05-010-00046
Subject to conditions in Resolution 2005-00
Case # DCI 2004-00046

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