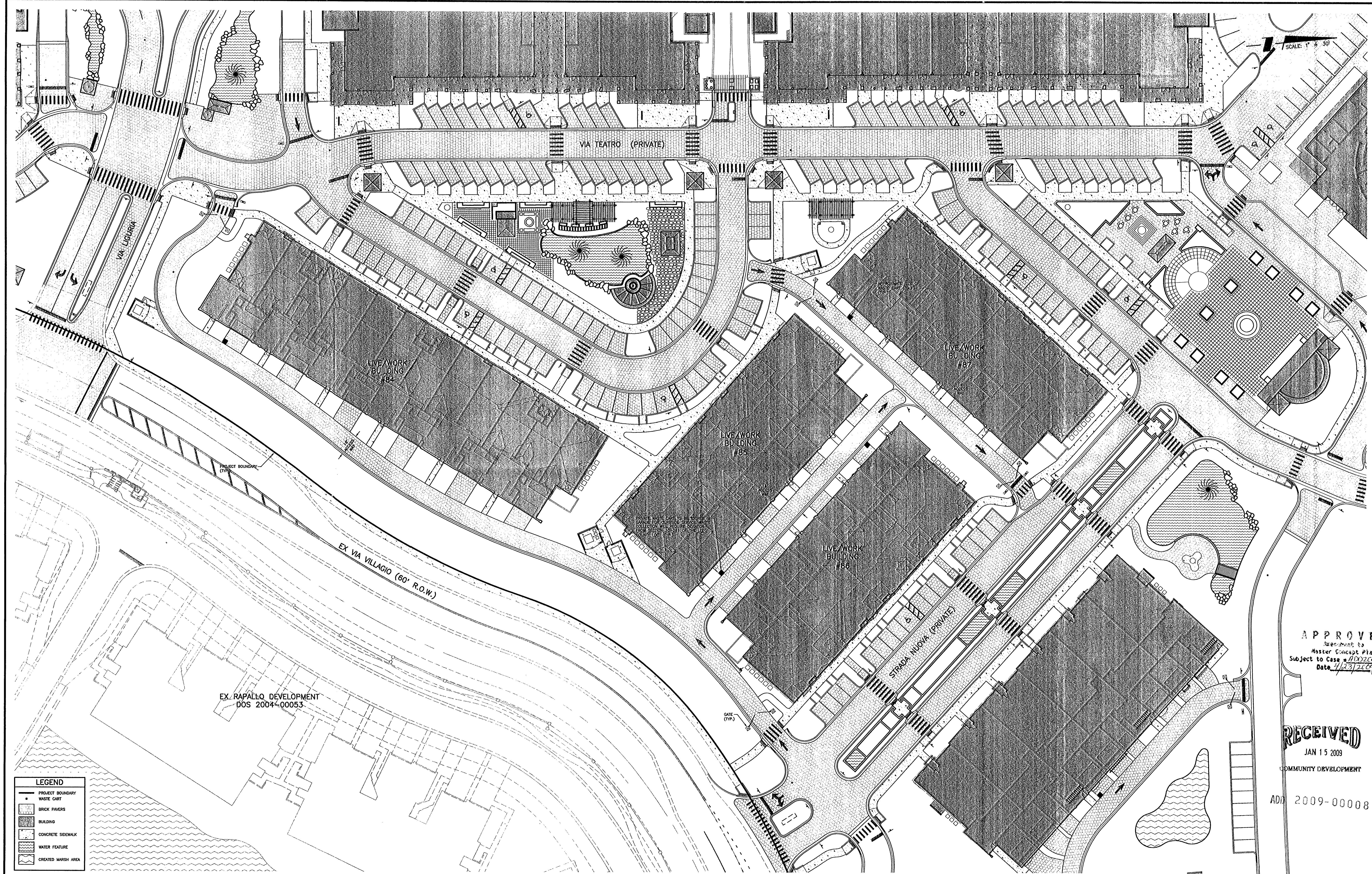




MAPS for CASE #ADD2009-00008



APPROVED
Resubmittal to
Master Concept Plan
Subject to Case #AD02697-00008
Date 4/23/2009

RECEIVED
JAN 15 2009
COMMUNITY DEVELOPMENT

AD 2009-00008

LEGEND				ACTIVITY				INITIALS/EMP. NO.				DATE				CLIENT:				TITLE:				INDEX NUMBER:			
PROJECT BOUNDARY				DESIGNED BY:				D.F.W./1319				11/20/08				TOUCHSTONE AT RAPALLO, INC.				LIVE/WORK WASTE COLLECTION				DD-05082-006X22			
WASTE CART				DRAWN BY:				D.E.S./2363				11/20/08				PROJECT:				ADMINISTRATIVE AMENDMENT				SHEET NUMBER:			
BRICK PAVERS				CHECKED BY:												THE ART DISTRICT AT RAPALLO				CROSS REFERENCE FILE NO.:				1 OF 1			
BUILDING				CONTRACT ADMIN. BY:																PROJECT NUMBER:							
CONCRETE SIDEWALK				WM APPROVED BY:																05082-002-000							
WATER FEATURE																				4 475 25E							
CREATED MARSH AREA																											

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WilsonMiller, Inc.

3200 Bailey Lane, Suite 200 • Naples, Florida 34105-5507 • Phone 239-649-4040 • Fax 239-263-6484 • Web Site www.wilsonmiller.com

DATE: NOV. 2008

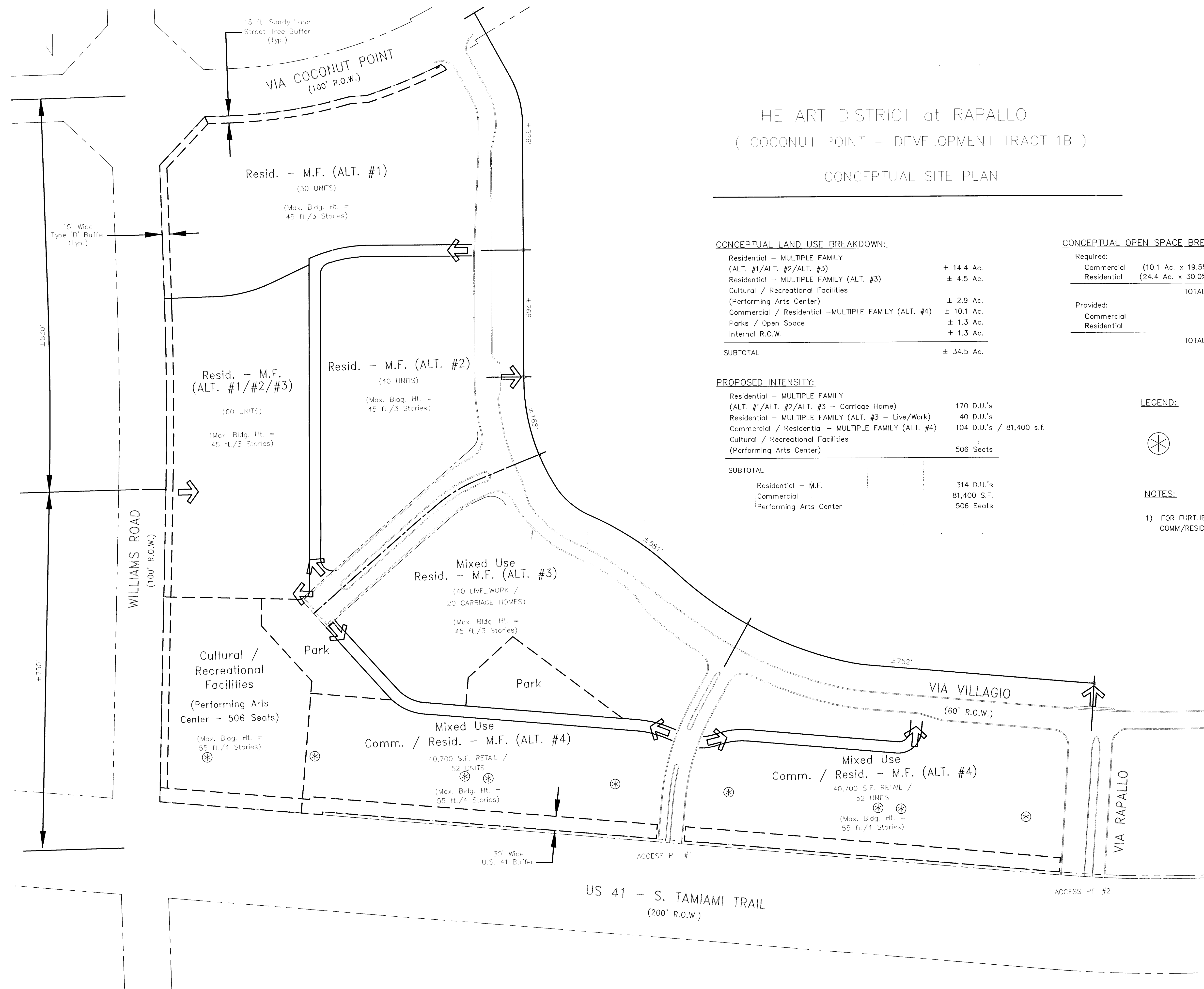
HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: N/A

SEC: TWP: RGE: 4 47S 25E

Dec 09, 2008 - 11:23:37

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THE ART DISTRICT at RAPALLO
(COCONUT POINT - DEVELOPMENT TRACT 1B)

CONCEPTUAL SITE PLAN

CONCEPTUAL LAND USE BREAKDOWN:

Residential – MULTIPLE FAMILY (ALT. #1/ALT. #2/ALT. #3)	± 14.4 Ac.
Residential – MULTIPLE FAMILY (ALT. #3)	± 4.5 Ac.
Cultural / Recreational Facilities (Performing Arts Center)	± 2.9 Ac.
Commercial / Residential –MULTIPLE FAMILY (ALT. #4)	± 10.1 Ac.
Parks / Open Space	± 1.3 Ac.
Internal R.O.W.	± 1.3 Ac.
SUBTOTAL	± 34.5 Ac.

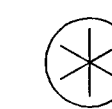
PROPOSED INTENSITY:

Residential - MULTIPLE FAMILY (ALT. #1/ALT. #2/ALT. #3 - Carriage Home)	170 D.U.'s
Residential - MULTIPLE FAMILY (ALT. #3 - Live/Work)	40 D.U.'s
Commercial / Residential - MULTIPLE FAMILY (ALT. #4)	104 D.U.'s / 81,400 s.f.
Cultural / Recreational Facilities (Performing Arts Center)	506 Seats
SUBTOTAL	
Residential - M.F.	314 D.U.'s
Commercial	81,400 S.F.
Performing Arts Center	506 Seats

CONCEPTUAL OPEN SPACE BREAKDOWN:

Required:		
Commercial	(10.1 Ac. x 19.55%)	± 2.0 Ac.
Residential	(24.4 Ac. x 30.0%)	± 7.3 Ac.
TOTAL		± 9.3 Ac.
Provided:		
Commercial		± 2.0 Ac.
Residential		± 7.3 Ac.
TOTAL		± 9.3 Ac.

LEGEND:



GENERAL LOCATION OF SERVICE AREAS

NOTES:

1) FOR FURTHER DETAILED LOCATIONS OF SERVICE AREAS WITHIN THE MIXED USE COMM/RESID-MULTIPLE FAMILY (ALT #4), SEE TRACT 1B PLAN DETAILS.

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2C09-00008
Date 4/23/2009

RECEIVED
JAN 15 2009
COMMUNITY DEVELOPMENT

ADD 2009-00008

SCALE: 1" = 100'

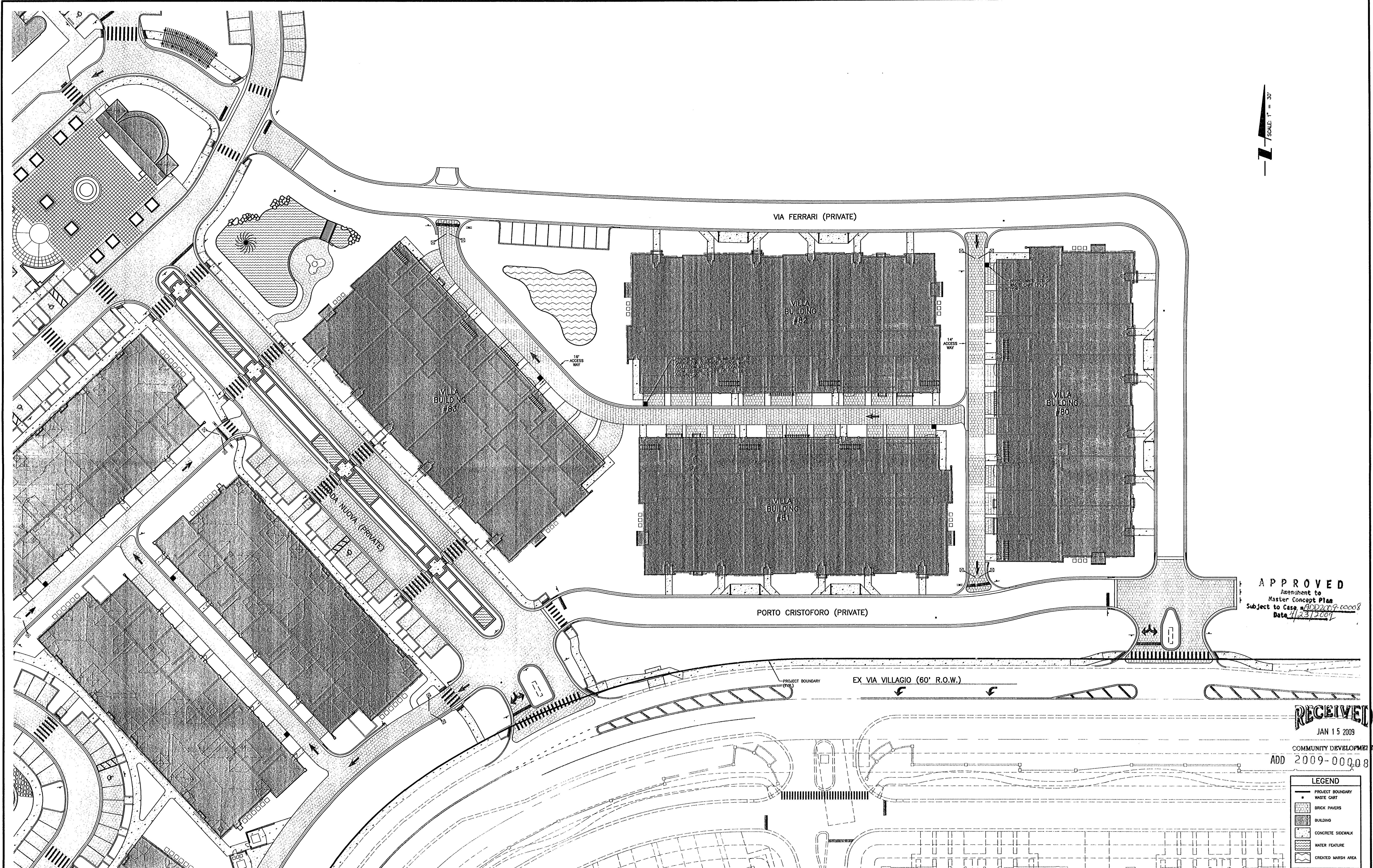
SCALE: 1" = 100'

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6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No.1772
Naples • Fort Myers • Venice • Englewood

COCONUT POINT
Area #1 – Tract 1B Concept Plan

DESIGNED:	DATE
DRAWN:	DATE
C.R.B.	05/10/06
CHECKED:	DATE
VERT. SCALE:	HORIZ. SCALE:
	1" = 100'
DRAWING NO.	
REFERENCE NO.	
9779MB_MCP	
PROJECT NO.	SHEET NO.
97.79M-B	1 OF 3



REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:	ACTIVITY	INITIALS/EMP. NO.	DATE
						DESIGNED BY:	D.F.W./1319	11/20/08
						DRAWN BY:	D.E.S./2363	11/20/08
						CHECKED BY:		
						CONTRACT ADMIN. BY:		

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WilsonMiller, Inc.
3200 Bailey Lane, Suite 200 • Naples, Florida 34105-8507 • Phone 239-649-4040 • Fax 239-263-6494 • Web Site www.wilsonmiller.com

CLIENT: TOUCHSTONE AT RAPALLO, INC.
PROJECT: THE ART DISTRICT AT RAPALLO

DATE: NOV. 2008
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: N/A
SEC: 4 TWP: 25E RGE: 25E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 05082-002-000
TITLE: VILLA BUILDING WASTE COLLECTION ADMINISTRATIVE AMENDMENT
INDEX NUMBER: DD-05082-006X22
SHEET NUMBER: 1 OF 1

TRACT
"1C"

TRACT "1B" SPOIL PILES WERE NOT LOCATED

TRACT "1E-1"

TRACT "L-5"

TRACT
"1E-2"

TRACT "L-4"

TRACT
"1E-2"

TRACT
"L-3"

TRACT
"1E-2"

TRACT
"L-2"

U.S. 41/STATE RD 45
(200' R-O-W)

PARCEL SURVEYED
34.25 ACRES +/-

WILLIAMS ROAD (100' R-O-W)

MAP OF BOUNDARY SURVEY OF TRACT "1B", COCONUT POINT - AREA 1,
PLAT BOOK 83, PAGES 1-13, LEE COUNTY, FLORIDA.

PREPARED FOR: TOUCHSTONE HOMES AT RAPALLO, INC.
FOR THE BENEFIT OF: TOUCHSTONE HOMES AT RAPALLO, INC.
ORION BANK
ATTORNEYS' TITLE INSURANCE FUND
KELLY, PASSIDOMO, ALBA & CASSNER, LLP

WILSONMILLER, INC.
REGISTERED ENGINEERS AND LAND SURVEYORS
3200 BAILEY AVE., SUITE 200, (239) 263-6408
NAPLES, FLORIDA 34109

BY: LANCE T. MILLER, PROFESSIONAL SURVEYOR AND MAPPER #LS5627

OCTOBER 22, 2007
DATE OF SURVEY

CERTIFICATE OF AUTHORIZATION #LB-43

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

NO OTHER PERSON OR ENTITY MAY RELY UPON THIS SURVEY.

ABSTRACT NOT REVIEWED

THIS BOUNDARY SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A
CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

GENERAL NOTES:

BEARINGS ARE BASED ON THE NORTH LINE OF SAID TRACT "1B",
BEING NORTH 88°21'07" EAST.
UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES
ARE IDENTICAL WITH PLAT VALUES.
DIMENSIONS ARE IN FEET " AND DECIMALS THEREOF.
DIMENSIONS ALONG CURVES ARE: Δ = DELTA, L = ARC LENGTH,
CD = CHORD DISTANCE, T = TANGENT, R = RADIUS, CB = CHORD BEARING
ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM,
1929 (N.G.V.D.).

ALL LINES SHOWN OUTSIDE OF THE LAND DESCRIBED ARE FOR REFERENCE USE
ONLY AND WERE NOT SURVEYED.
UNDERGROUND FOOTERS, ROOF OVERHANGS AND STUCCO FINISH WERE NOT
TAKEN INTO CONSIDERATION IN PREPARING THIS MAP.

Δ P.C.P. = PERMANENT CONTROL POINT

P.R.M. = PERMANENT REFERENCE MONUMENT

R.O.W. = RIGHT-OF-WAY

C.B.S. = CONCRETE BLOCK STRUCTURE

A.E. = ACCESS EASEMENT, I.E. = IRRIGATION EASEMENT,

D.E. = DRAINAGE EASEMENT, P.U.E. = PUBLIC UTILITY EASEMENT,

B.U.E. = BONITA SPRINGS UTILITY EASEMENT

S.E. = SIGN EASEMENT

EL. & ELEV. = ELEVATION

C/L = CENTERLINE

CONC. = CONCRETE A/C = AIR CONDITIONER

F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT

U.T.S. = UNITED TELEPHONE SERVICE

TELE. = TELEPHONE ELEC. = ELECTRIC TRANS = TRANSFORMER

IRR. = IRRIGATION

● S.I.P. = SET 5/8" IRON PIN WITH CAP STAMPED LB-43 24" LONG

□ F.I.P. = FOUND IRON PIN WITH CAP STAMPED LB-1772

□ F.C.M. = FOUND CONCRETE MONUMENT LB-1772

□ D.H. = DRILL HOLES

□ P.K. NAIL = PARKER KYLON NAIL

● B.M. = BENCH MARK

● P.V.C. = POLY VINYL CHLORIDE

LINE DATA

LINE	BEARING	DISTANCE
L1	S46°39'00"E	140.11
L2	S01°39'07"E	51.18
L3	S04°05'38"E	38.53
L4	S61°05'19"W	77.53
L5	N85°07'32"W	6.00
L6	N04°52'28"E	344.24
L7	S88°38'53"E	675.42
L8	N88°21'07"E	302.47

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD DIST.
C1	14°09'53"	1050.00	259.58	130.46	S08°44'03"E	258.92	
C2	9°08'11"	1058.50	168.79	84.57	S22°25'38"E	168.61	
C3	38°52'25"	25.00	16.96	8.82	N41°39'07"E	16.64	
C4	28°58'07"	100.00	50.50	25.80	N75°33'23"E	49.97	
C5	31°54'11"	530.00	295.11	151.49	S74°04'21"W	291.31	
C6	34°16'40"	280.00	167.51	86.35	S40°58'56"W	165.03	
C7	19°39'23"	520.00	178.40	90.08	N33°40'18"E	177.52	
C8	30°30'18"	880.00	468.52	239.96	S28°14'51"W	463.01	
C9	8°06'27"	530.00	75.00	37.56	S08°56'28"W	74.93	
C10	88°38'36"	25.00	38.68	24.41	N49°12'33"E	34.93	
C11	0°18'21"	2726.79	14.55	7.28	S04°43'18"W	14.55	
C12	3°00'00"	7050.00	369.14	184.61	N89°51'07"E	369.09	

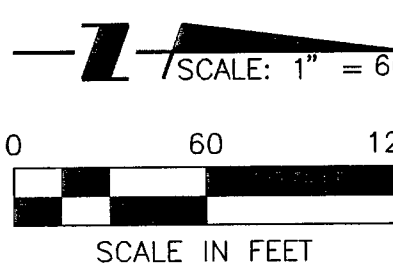
LEGEND

- ▽ SANITARY CLEANOUT
- LIGHT POLE
- MAIL BOX
- YARD DRAIN
- IRRIGATION BOX
- BACKFLOW
- GATE VALVE
- CABLE RISER
- TELEPHONE RISER
- HAND HOLE
- WATER METER
- FIRE HYDRANT
- SIAMSESE CONNECTOR
- SANITARY MANHOLE
- STORM MANHOLE
- SIGN
- TELEPHONE MANHOLE
- CABLE MANHOLE
- FIBER OPTIC
- GRATE INLET

RECEIVED
JAN 15 2008

COMMUNITY DEVELOPMENT

ADD 2009-00008



								ACTIVITY	INITIALS	EMP. NO.	MO.	DAY	YR.	APPROVED:
								RESEARCH:						
								FIELD WORK/CREW CHIEF	GP	724	04	25	06	
2	ADDED UP-DATE SURVEY F.B. K-3092, PAGES 11-12	10/19/07	LMT	453	LTM	463	DRAFTED:	LMT	453	04	25	06		
1	ADDED TOPO F.B. K-3092, PAGES 1-6	10/13/06	LMT	453	LTM	463	CHECKED BY:	LTM	436	04	25	06		
								CHECKED BY: K-3030, 46-47, 50 & 67						LANCE T. MILLER PSM #15667

Oct 25, 2007 - 07:58:38 L:\MILLER\X\05082\4K-478-TRACT-1B-BNDY-SURV-WITH-TOPO.dwg

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3200 BAILEY AVE., SUITE 200, NAPLES, FLORIDA 34109
PHONE (239) 640-6404 FAX (239) 643-9716 WEB SITE WWW.WILSONMILLER.COM

DESCRIPTION: MAP OF BOUNDARY AND
TOPOGRAPHIC SURVEY
TRACT "1B", COCONUT POINT - AREA 1,
PLAT BOOK 83, PAGES 1-13,
LEE COUNTY, FLORIDA.

DATE: 10/07
SCALE: 1" = 400'
CLIENT: TOUCHSTONE HOMES AT RAPALLO, INC.
CROSS REFERENCE FILE NO.:
PROJECT NO. AND WORK ORDER NUMBER: FILE NO.:
05082-501-000-00500 1 of 1 5K-512

PRINTED

JAN 24 2008

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