

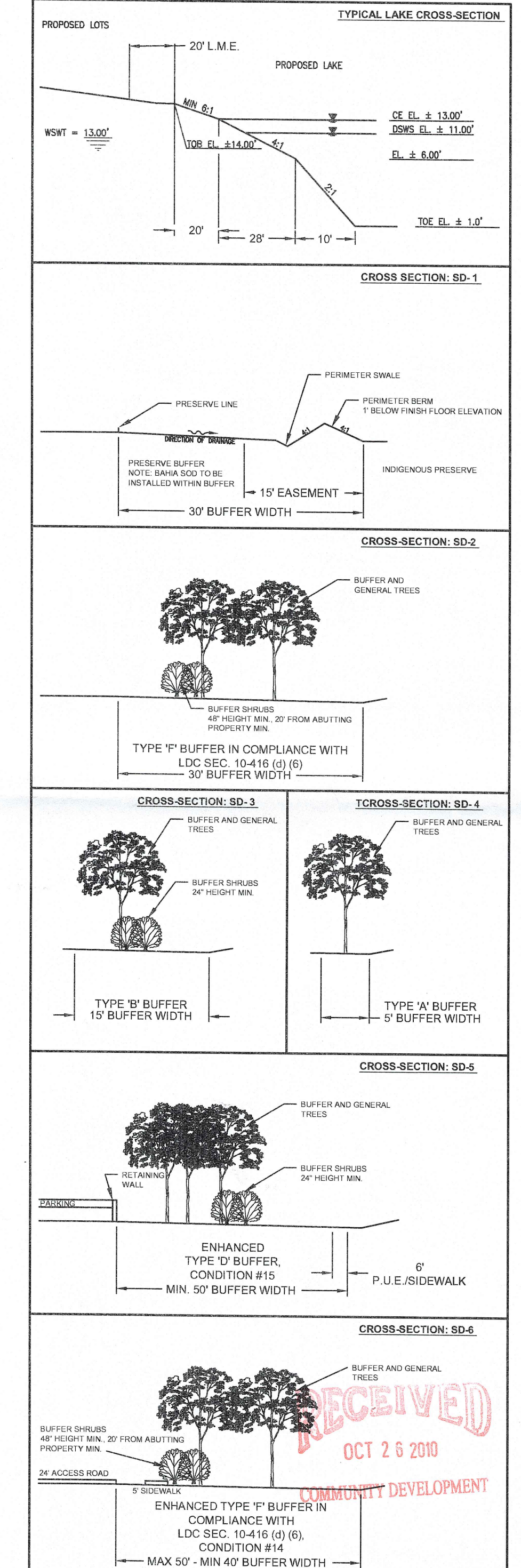
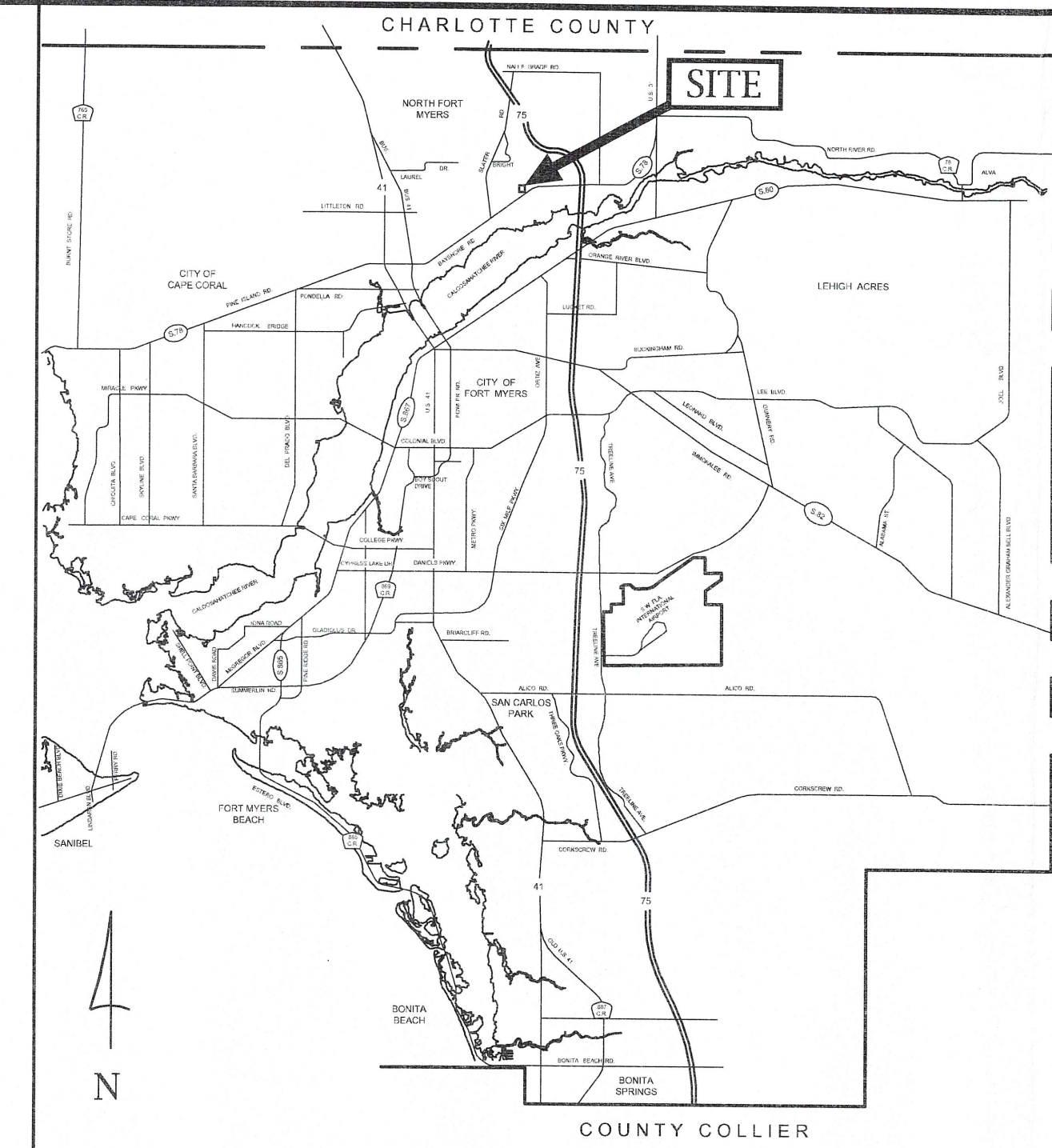
MASTER CONCEPT PLAN

BAYSHORE 57 MPD

LOCATED IN SECTION 03, TOWNSHIP 44 SOUTH, RANGE 25 LEE COUNTY, FLORIDA

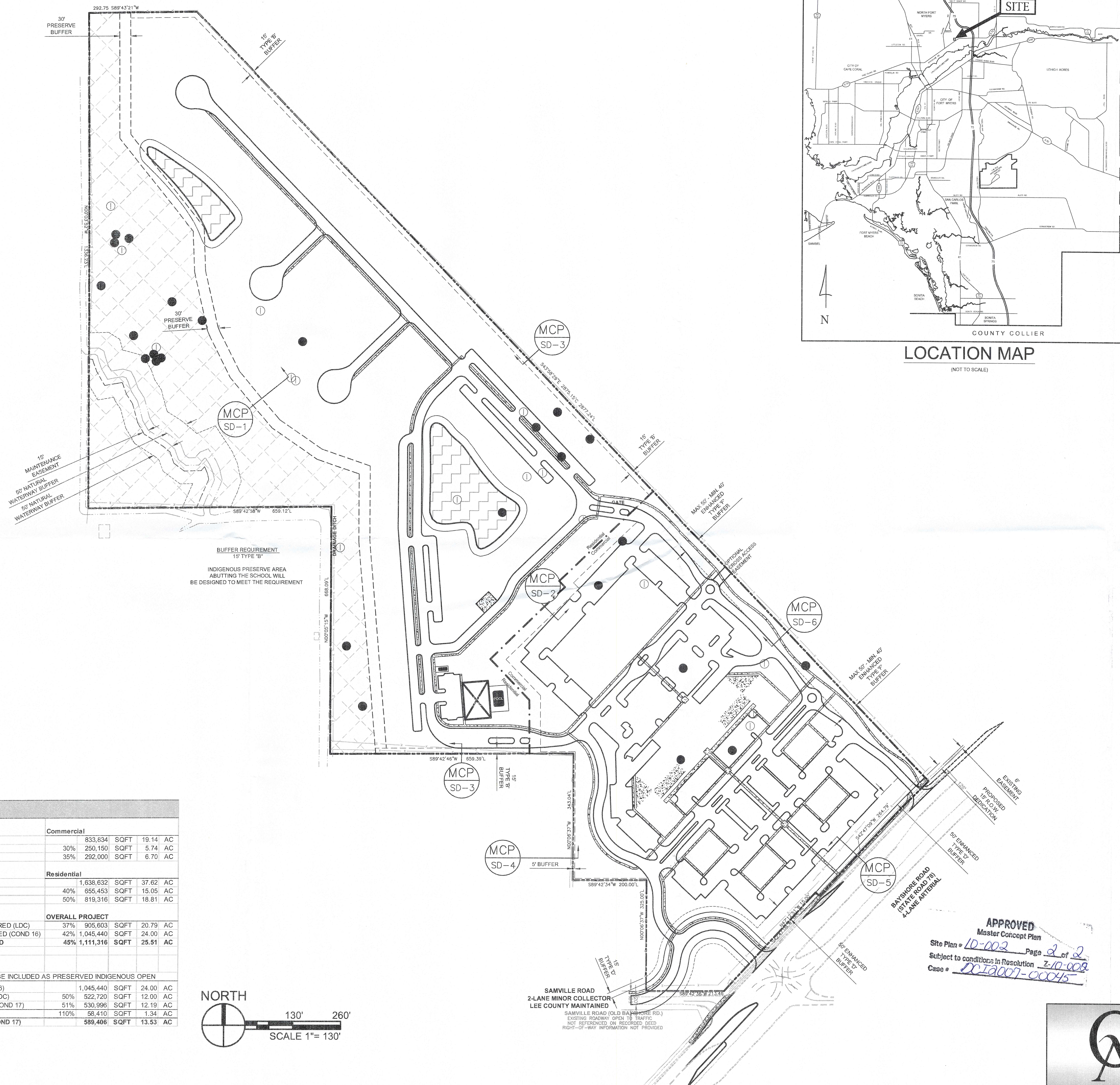
OPEN SPACE AND LANDSCAPING EXHIBIT

BUFFER CROSS SECTIONS

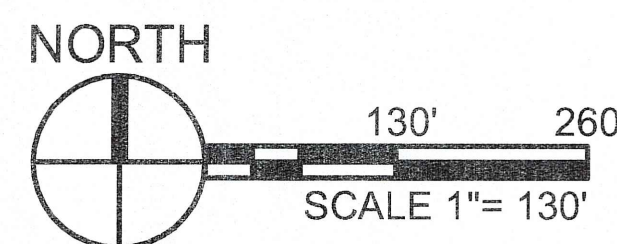


LOCATION MAP

(NOT TO SCALE)

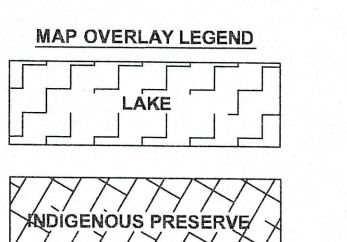


LDC SEC 10-415 OPEN SPACE					
	Commercial				
PROJECT DEVELOPMENT AREA	833,834	SQFT	19.14	AC	
OPEN SPACE REQUIRED	30%	250,150	SQFT	5.74	AC
OPEN SPACE PROVIDED	35%	292,000	SQFT	6.70	AC
	Residential				
PROJECT DEVELOPMENT AREA	1,638,632	SQFT	37.62	AC	
OPEN SPACE REQUIRED	40%	655,453	SQFT	15.05	AC
OPEN SPACE PROVIDED	50%	819,316	SQFT	18.81	AC
	OVERALL PROJECT				
MINIMUM PROJECT OPEN SPACE REQUIRED (LDC)	37%	905,603	SQFT	20.79	AC
TOTAL PROJECT OPEN SPACE PREQUIRED (COND 16)	42%	1,045,440	SQFT	24.00	AC
TOTAL PROJECT OPEN SPACE PROVIDED	45%	1,111,316	SQFT	25.51	AC
OPEN SPACE/INDIGENOUS BREAKDOWN					
50% OF REQUIRED OPEN SPACE MUST BE INCLUDED AS PRESERVED INDIGENOUS OPEN					
TOTAL OPEN SPACE REQUIRED (COND 16)		1,045,440	SQFT	24.00	AC
INDIGENOUS OPEN SPACE REQUIRED (LDC)	50%	522,720	SQFT	12.00	AC
INDIGENOUS OPEN SPACE PROVIDED (COND 17)	51%	530,996	SQFT	12.19	AC
CREDITS FOR LARGER AREA	110%	58,410	SQFT	1.34	AC
TOTAL INDIGENOUS AREA CREDITED (COND 17)		589,406	SQFT	13.53	AC

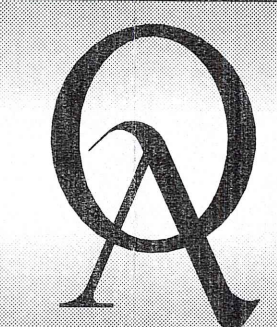


APPROVED
Master Concept Plan
Site Plan # 10-002 Page 2 of 2
Subject to conditions in Resolution 2-10-008
Case # 2010007-00045

GOPHER TORTOISE
● ACTIVE BURROWS
○ INACTIVE BURROWS



DCI 2007-00045



Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants

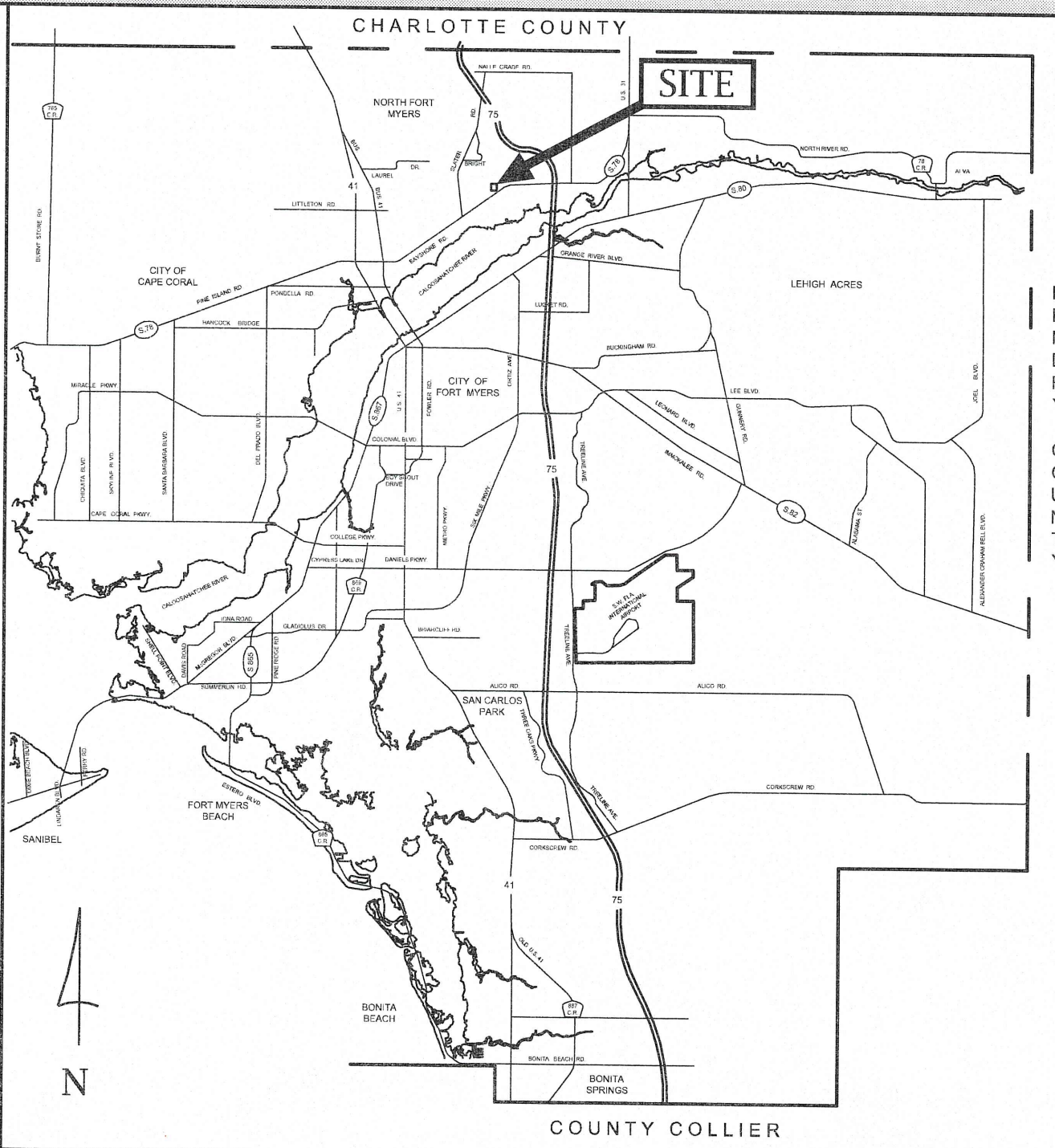
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

MASTER CONCEPT PLAN

BAYSHORE 57 MPD

LOCATED IN SECTION 03, TOWNSHIP 44 SOUTH, RANGE 25 LEE COUNTY, FLORIDA

EXHIBIT D-7-M



LOCATION MAP

(NOT TO SCALE)

PROJECT INFORMATION

STRAP#: 20-43-25-00-00003.3000
ZONING: AG-2
REQUEST: CPD and RPD
ROADWAYS: Bayshore Road (arterial)
Samville Road (minor collector)

PROJECT SUMMARY

- PROJECT ACREAGE**
PROPOSED COMMERCIAL AREA: 56.76 AC.
PROPOSED RESIDENTIAL AREA: 19.14 AC.
TOTAL: 75.90 AC.
- INTENSITY AND DENSITY**
COMMERCIAL BUILDING AREA
RETAIL (FIRST FLOOR): ± 70,000 SF
GENERAL MEDICAL: ± 35,000 SF
GENERAL OFFICE: ± 35,000 SF
TOTAL COMMERCIAL BUILDING AREA: ± 140,000 SF
RESIDENTIAL UNITS
RESIDENTIAL MULTI-FAMILY (TOWNHOME): 104 UNITS
SINGLE-FAMILY: 72 UNITS
TOTAL: 176 UNITS
- PARKING BALANCE**
PARKING REQUIRED (4.5 PER 1,000 SF): 630 SPACES
PARKING PROVIDED: 655 SPACES

DEVIATIONS:

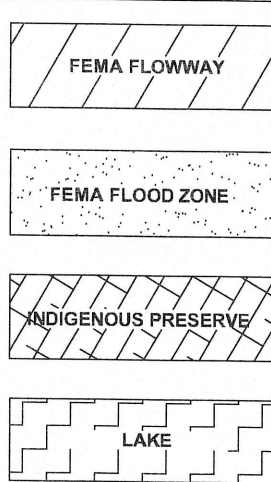


APPROVED
Master Concept Plan

Site Plan # 10-002 Page 1 of 2
Subject to conditions in Resolution 2-10-002
Case # DCI 2007-00045

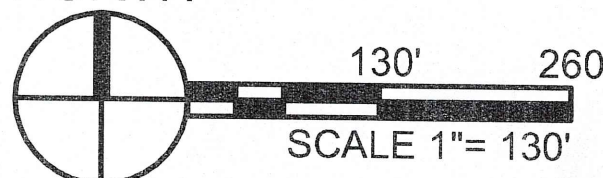
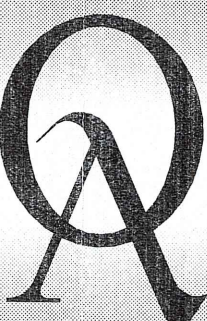
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OCT 26 2010
COMMUNITY DEVELOPMENT

MAP OVERLAY LEGEND



DCI 2007-00045

NORTH



Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants

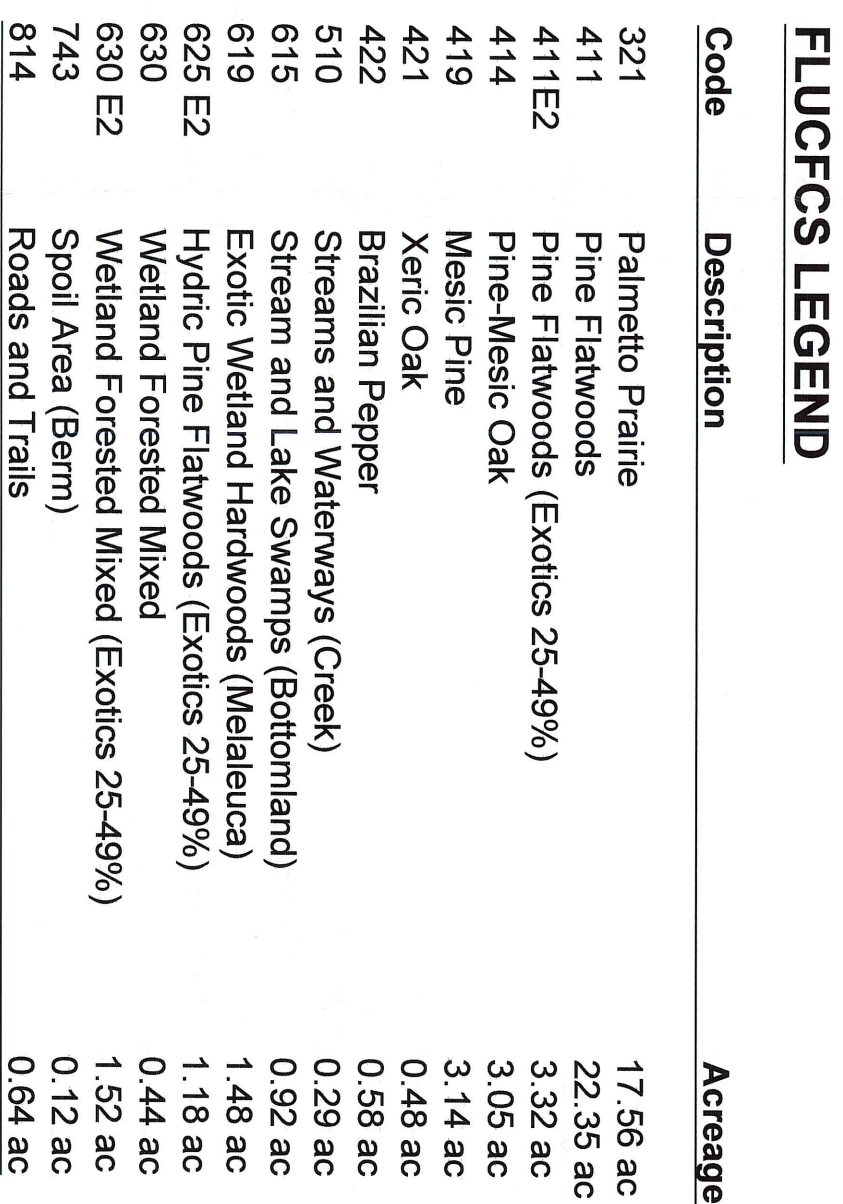
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

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TOTAL INDIGENOUS AREA CREDITED (COND 17)		589,406	SQFT	13.53	AC



NOTES:

Aerial photographs were acquired through Lee County Property Appraiser's office with a flight date of February, 2005.



FLUCFCFS LEGEND		
Code	Description	Acres/acre
321	Palmetto Prairie	17.56 ac
411E1	Pine Flatwoods	22.35 ac
411E2	Pine Flatwoods (Exotics 25-49%)	3.32 ac
414	Pine-Mesic Oak	3.05 ac
419	Mesic Pine	3.14 ac
421	Xeric Pine	0.48 ac
510	Brazilian Pepper	0.58 ac
512	Streams and Waterways (Creek)	0.29 ac
615	Stream and Lake Swamps (Bottomland)	0.92 ac
619	Exotic Wetland Hardwoods (Melaleuca)	1.48 ac
625 E2	Hyric Pine Flatwoods (Exotics 25-49%)	1.18 ac
630	Wetland Forested Mixed	0.44 ac
630 E2	Wetland Forested Mixed (Exotics 25-49%)	1.52 ac
743	Spill Area (Berm)	0.12 ac
814	Roads and Trails	0.64 ac

TOTAL 57.07 ac

Drawn by	Date
KAS	8/21/08
Job No.	Scale
2007-13 1" = 130'	
Category	County
Zoning	Lee
STR	
20/43S/25E	

[illegible]

Bayshore 57 MPD

FLUCFCS AERIAL Map

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AUG 25 2008
COMMUNITY DEVELOPMENT

Page

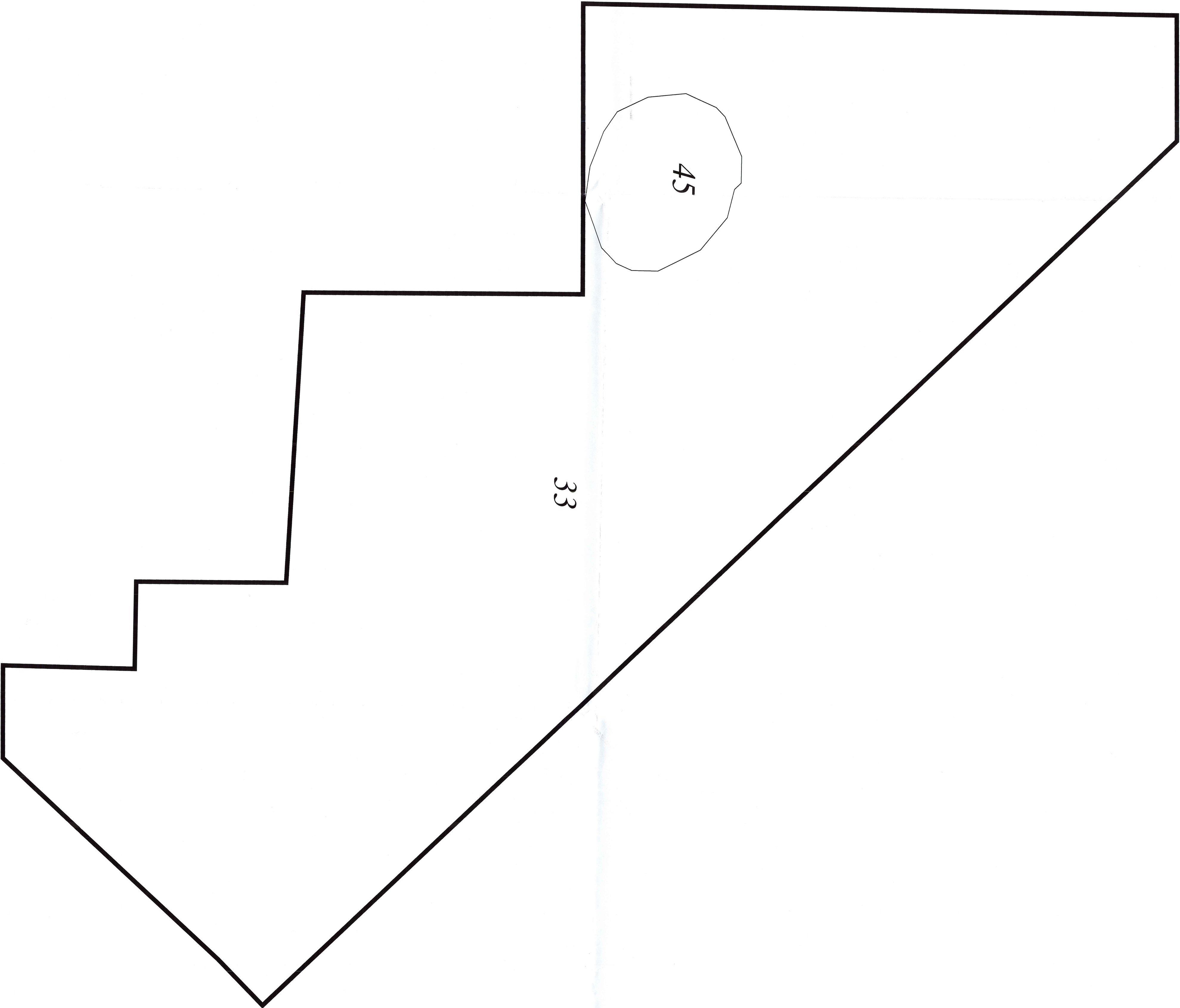
DCI 2007-00045



1" = 130'

NOTES:

Aerial photographs were acquired through Lee County Property Appraiser's office with a flight date of February, 2005.
Property boundaries estimated from aerial photography
Appraiser's GIS website.



SOILS LEGEND		
Code	Description	Hydric Soils
33	Oldsmar sand	No
45	Copeland sandy loam, depressional	Yes

Boylan
Environmental
Consultants, Inc.

Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments

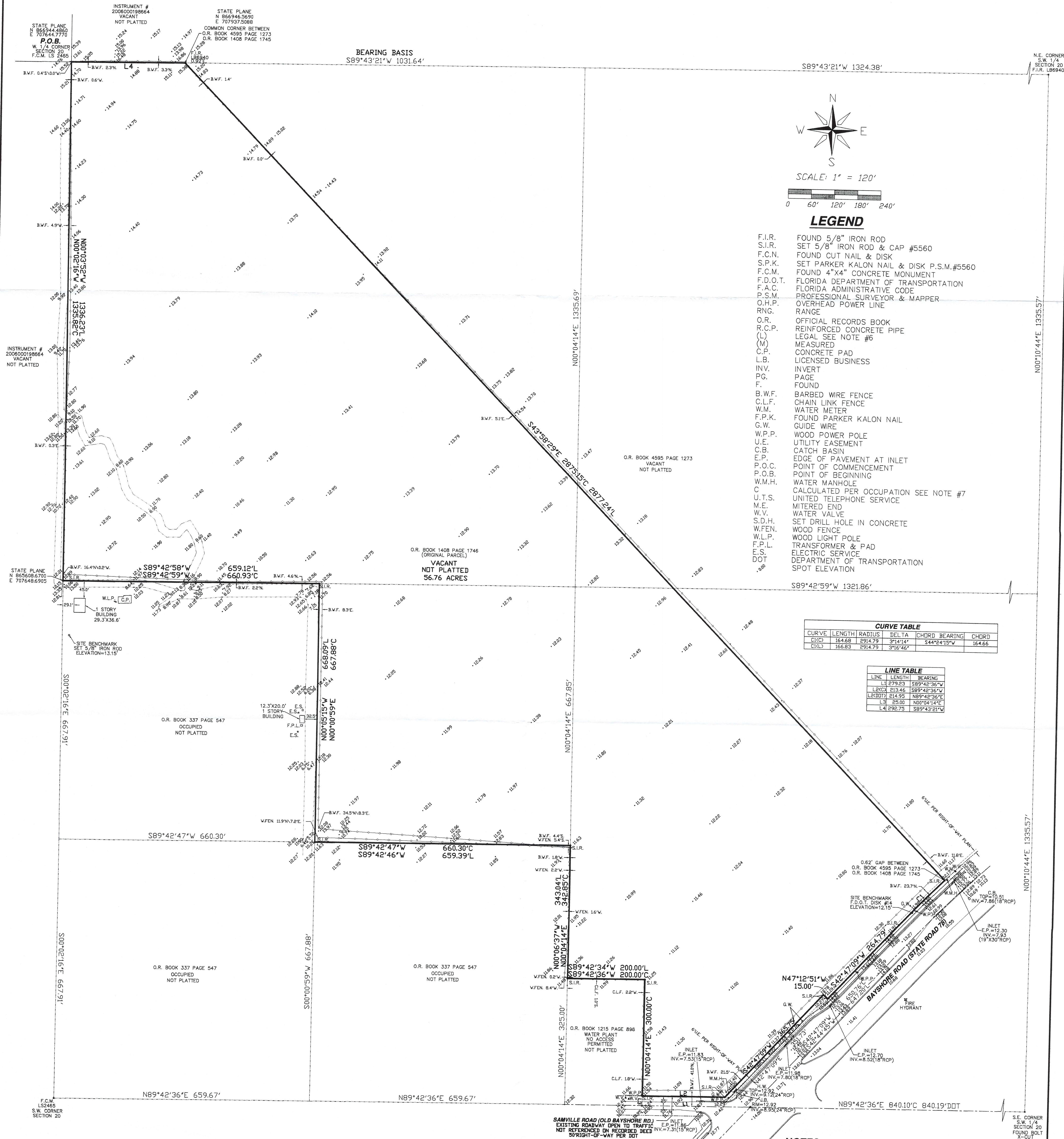
11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (239) 418-0671

Drawn by	Date
KAS	8/21/08
Job No.	2007-13
Scale	1" = 130'
Category	Lee
County	Lee
Zoning	STR
20/43S/25E	
Date	
Revisions	

Bayshore 57 MPD

SOILS Map

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AUG 25 2008
COMMUNITY DEVELOPMENT



PROPERTY DESCRIPTION

A PARCEL OR TRACT OF LAND LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 20, THENCE RUN NORTH 89°43'21" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, FOR 292.75 FEET; THENCE SOUTH 43°58'29" EAST FOR 287.24 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-78 (BAYSHORE ROAD), SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2914.79 FEET SUBTENDED BY A CHORD OF 164.68 FEET AT A BEARING OF SOUTH 44°24'15" WEST; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°14'14", FOR AN ARC DISTANCE OF 164.68 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 42°47'09" WEST FOR A DISTANCE OF 264.79 FEET TO THE NORTHEASTERLY CORNER OF PARCEL #122 SECTION 12060-2535 STATE ROAD 783 AS RECORDED IN INSTRUMENT #2006000126434 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 47°12'25" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL #122, A DISTANCE OF 15.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL #122; THENCE SOUTH 42°47'09" WEST ALONG THE CORNER OF SAID PARCEL #122 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAMVILLE ROAD (OLD BAYSHORE ROAD), A DISTANCE OF 213.46 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 213.46 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1215, PAGE 896 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 00°04'14" EAST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°42'36" WEST ALONG THE NORTH LINE OF SAID PARCEL AND A POINT ON THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE RUN NORTH 00°04'14" EAST ALONG SAID WEST LINE A DISTANCE OF 342.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE RUN SOUTH 89°42'47" WEST FOR A DISTANCE OF 660.30 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE RUN NORTH 0°06'37" WEST FOR A DISTANCE OF 200.00 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE RUN SOUTH 89°42'59" WEST FOR A DISTANCE OF 660.93 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE RUN NORTH 0°02'16" WEST ALONG THE WEST LINE OF SAID SECTION 20 FOR A DISTANCE OF 1335.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 56.76 ACRES MORE OR LESS.

O.R. 1408 PAGE 1746:

A PARCEL OR TRACT OF LAND LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST QUARTER CORNER OF SAID SECTION 20, AND RUN NORTH 89°43'21" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW₄) OF SAID SECTION 20 FOR 292.75 FEET; THENCE SOUTH 43°58'29" EAST FOR 287.24 FEET TO THE POINT ON A CURVE, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-78 (BAYSHORE ROAD), SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2914.79 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°16'46" FOR AN ARC DISTANCE OF 166.83 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 42°44'45" WEST FOR 647.20 FEET; THENCE RUN SOUTH 89°42'34" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW₄) OF THE SOUTHWEST QUARTER (SW₄) OF SAID SECTION 20; THENCE RUN NORTH 0°06'37" WEST FOR 212.26 FEET; THENCE RUN NORTH 0°06'37" WEST FOR 325.00 FEET; THENCE RUN SOUTH 89°42'34" WEST FOR 200.00 FEET; THENCE RUN NORTH 0°06'37" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE₄) OF THE SOUTHWEST QUARTER (SW₄) OF SAID SECTION 20 FOR 343.04 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE₄) OF THE SOUTHWEST QUARTER (SW₄) OF SAID SECTION 20; THENCE RUN SOUTH 89°42'46" WEST FOR 659.39 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE₄) OF THE SOUTHWEST QUARTER (SW₄) OF THE SOUTHWEST QUARTER (SW₄) OF SAID SECTION 20; THENCE RUN NORTH 0°05'15" WEST FOR 668.09 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE₄) OF THE SOUTHWEST QUARTER (SW₄) OF THE SOUTHWEST QUARTER (SW₄) OF SAID SECTION 20; THENCE RUN SOUTH 89°42'59" WEST FOR 659.12 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW₄) OF THE SOUTHWEST QUARTER (SW₄) OF SAID SECTION 20; THENCE RUN NORTH 0°03'52" WEST ALONG THE WEST LINE OF SAID SECTION 20 FOR 1336.23 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORDS, CONTAINING 57.071 ACRES MORE OR LESS.

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING A ASSUMED BEARING OF N.89°43'21"E.
- 2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 3.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4.) IMPROVEMENTS OTHER THAN THOSE SHOWN HAVE NOT BEEN LOCATED.
- 5.) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 12.0 PER F.I.R.M. 125124 0225 C, DATED MAP REVISED 3/15/94.
- 6.) THE LEGAL DESCRIPTION SHOWN IS FOR DEVELOPMENT PURPOSES ONLY. THE BOUNDARY COMPARISONS SHOWN ARE BASED ON THE DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1408 PAGE 1746 AND THE ACTUAL MONUMENTATION AS IT EXISTS AS OF THE SURVEY DATE SHOWN. PARCEL #122, STATE ROAD RIGHT-OF-WAY TAKE, HAS ALSO BEEN LESSSED OUT OF THE ORIGINAL DESCRIPTION ALONG WITH SAMVILLE RD.
- 7.) ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 & DEPARTMENT OF TRANSPORTATION BENCHMARK #14 ELEVATION 12.15' 175-81-457 RM2 ELEVATION 46.13' (GPS OBSERVATIONS & SITE CALIBRATED)
- 8.) COORDINATES SHOWN ARE BASED ON NATIONAL GEODETIC SURVEY MARKER SURVEY MARKER 175-81-453 STATE PLANE COORDINATE N 865517.69 E 717713.70, FLORIDA WEST NAD 1983. (GPS OBSERVATION)

CERTIFIED TO:

QUATTRONE & ASSOCIATES

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 02/25/08. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)
REVISED LEGAL 03/18/08

FIELD BOOK AND PAGE: KRIS GPS
DRAWN BY: KAS
DRAWING: 60489
SCALE: 1" = 120'

BOUNDARY SURVEY
A PORTION OF
SECTION 20 TOWNSHIP 43 SOUTH RANGE 25 EAST
LEE COUNTY, FLORIDA

KRIS A SLOSSER P.S.M.
4650 VILLA CAPRI LN. BONITA SPRINGS
FLORIDA 34134 (239) 947-1915