

OVERALL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A" OF PELICAN LANDING UNIT NINETEEN AS RECORDED IN PLAT BOOK 56 AT PAGES 36 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (TAMAMI TRAIL- S.R. 45) (200' RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN COLONY BOULEVARD (TRACT "A" OF AFOREMENTIONED PLAT), AND ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS S 79°53'56" W A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PELICAN COLONY BOULEVARD AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S 34°53'56" W, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN S 79°53'56" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 08°16'22", SUBTENDED BY A CHORD OF 99.54 FEET AT A BEARING OF S 84°02'07" W, FOR AN ARC LENGTH OF 99.63 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 23°21'50", SUBTENDED BY A CHORD OF 279.42 FEET AT A BEARING OF N 80°08'46" W, FOR AN ARC LENGTH OF 281.37 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 95°12'57", SUBTENDED BY A CHORD OF 44.31 FEET AT A BEARING OF N 20°51'23" W, FOR AN ARC LENGTH OF 49.85 FEET TO THE END OF SAID CURVE; THENCE RUN N 26°45'05" E FOR A DISTANCE OF 371.58 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, THROUGH A CENTRAL ANGLE OF 23°11'28", SUBTENDED BY A CHORD OF 295.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 81°13'58", SUBTENDED BY A CHORD OF 39.06 FEET AT A BEARING OF N 44°10'37" E, FOR AN ARC LENGTH OF 42.53 FEET TO THE END OF SAID CURVE; THENCE RUN N 84°47'36" E FOR A DISTANCE OF 29.63 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 89°06'34", SUBTENDED BY A CHORD OF 70.16 FEET AT A BEARING OF S 50°39'07" E, FOR AN ARC LENGTH OF 77.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (200' RIGHT-OF-WAY) ALSO BEING A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY OF U.S. 41, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5797.58 FEET, THROUGH A CENTRAL ANGLE OF 04°00'14", SUBTENDED BY A CHORD OF 405.04 FEET AT A BEARING OF S 08°05'57" E, FOR AN ARC LENGTH OF 405.13 FEET TO THE END OF SAID CURVE; THENCE RUN S 10°06'04" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 241.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.42 ACRES, MORE OR LESS

PHASE I DESCRIPTION (NORTHERLY PARCEL) RECORDED AS INSTRUMENT #2006000196431

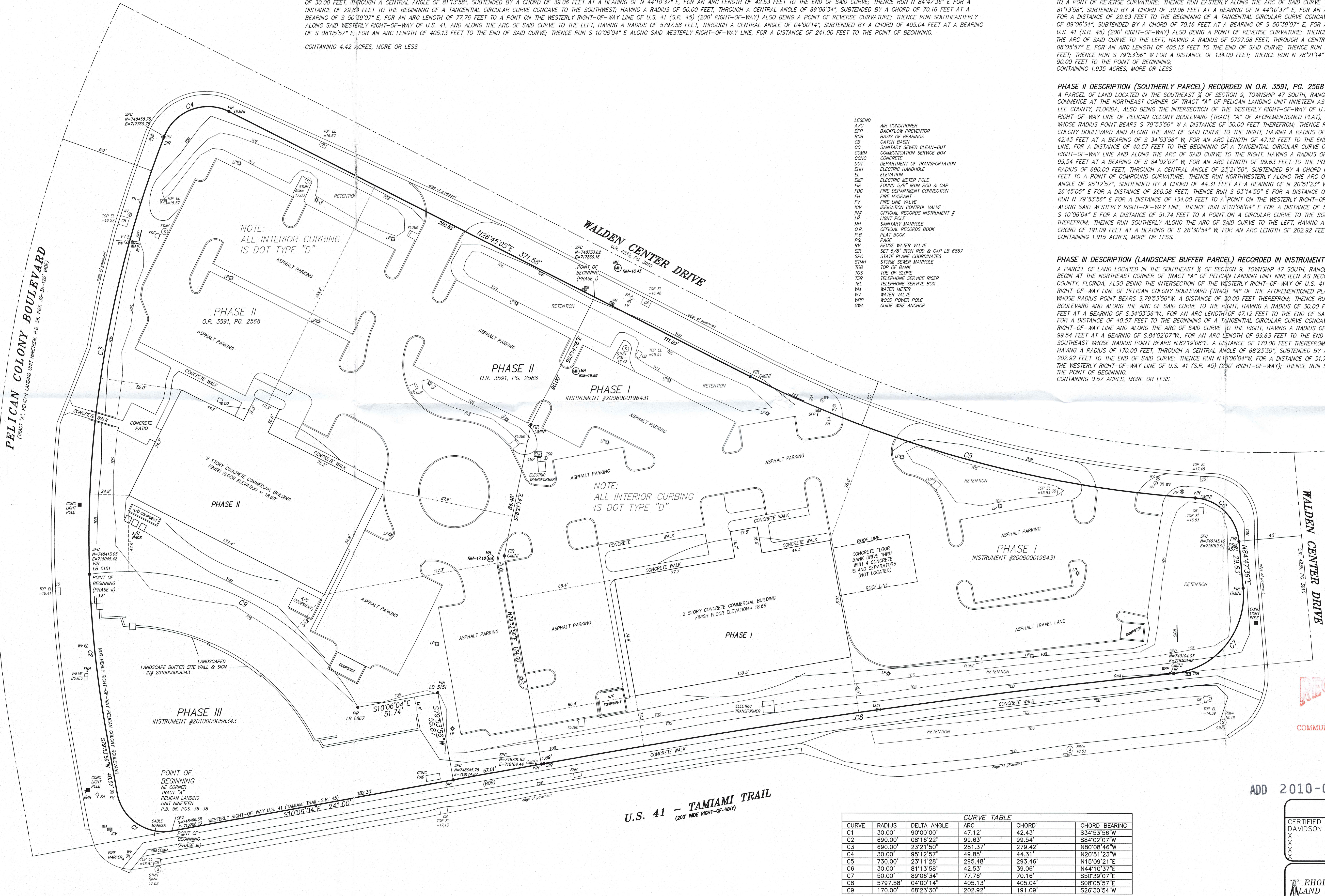
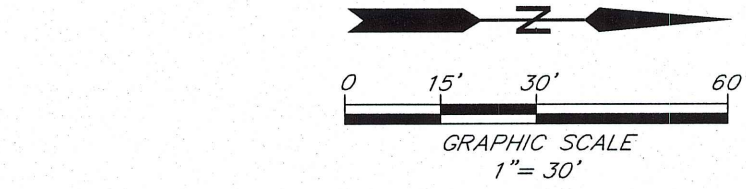
A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF TRACT "A" OF PELICAN LANDING UNIT NINETEEN AS RECORDED IN PLAT BOOK 56 AT PAGES 36 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (TAMAMI TRAIL- S.R. 45) (200' RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN COLONY BOULEVARD (TRACT "A" OF AFOREMENTIONED PLAT), AND ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS S 79°53'56" W A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PELICAN COLONY BOULEVARD AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S 34°53'56" W, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN S 79°53'56" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 08°16'22", SUBTENDED BY A CHORD OF 99.54 FEET AT A BEARING OF S 84°02'07" W, FOR AN ARC LENGTH OF 99.63 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 95°12'57", SUBTENDED BY A CHORD OF 44.31 FEET AT A BEARING OF N 20°51'23" W, FOR AN ARC LENGTH OF 49.85 FEET TO THE END OF SAID CURVE; THENCE RUN N 26°45'05" E FOR A DISTANCE OF 260.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 26°45'05" E FOR A DISTANCE OF 111.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, THROUGH A CENTRAL ANGLE OF 23°11'28", SUBTENDED BY A CHORD OF 295.48 FEET AT A BEARING OF N 44°10'37" E, FOR AN ARC LENGTH OF 42.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 81°13'58", SUBTENDED BY A CHORD OF 39.06 FEET AT A BEARING OF N 44°10'37" E, FOR AN ARC LENGTH OF 42.53 FEET TO THE END OF SAID CURVE; THENCE RUN N 84°47'36" E FOR A DISTANCE OF 29.63 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 89°06'34", SUBTENDED BY A CHORD OF 70.16 FEET AT A BEARING OF S 50°39'07" E, FOR AN ARC LENGTH OF 77.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (200' RIGHT-OF-WAY) ALSO BEING A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY OF U.S. 41, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5797.58 FEET, THROUGH A CENTRAL ANGLE OF 04°00'14", SUBTENDED BY A CHORD OF 405.04 FEET AT A BEARING OF S 08°05'57" E, FOR AN ARC LENGTH OF 405.13 FEET TO THE END OF SAID CURVE; THENCE RUN S 10°06'04" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 169 FEET; THENCE RUN S 79°53'56" W FOR A DISTANCE OF 134.00 FEET; THENCE RUN N 78°21'14" W FOR A DISTANCE OF 84.48 FEET; THENCE RUN N 63°14'55" W FOR A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1.935 ACRES, MORE OR LESS

PHASE II DESCRIPTION (SOUTHERLY PARCEL) RECORDED IN O.R. 3591, PG. 2568

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF TRACT "A" OF PELICAN LANDING UNIT NINETEEN AS RECORDED IN PLAT BOOK 56 AT PAGES 36 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (TAMAMI TRAIL- S.R. 45) (200' RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN COLONY BOULEVARD (TRACT "A" OF AFOREMENTIONED PLAT), AND ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS S 79°53'56" W A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PELICAN COLONY BOULEVARD AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S 34°53'56" W, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN S 79°53'56" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 08°16'22", SUBTENDED BY A CHORD OF 99.54 FEET AT A BEARING OF S 84°02'07" W, FOR AN ARC LENGTH OF 99.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 23°21'50", SUBTENDED BY A CHORD OF 279.42 FEET AT A BEARING OF N 20°51'23" W, FOR AN ARC LENGTH OF 49.85 FEET TO THE END OF SAID CURVE; THENCE RUN N 26°45'05" E FOR A DISTANCE OF 260.58 FEET; THENCE RUN S 63°14'55" E FOR A DISTANCE OF 90.00 FEET; THENCE RUN S 78°21'14" E FOR A DISTANCE OF 84.48 FEET; THENCE RUN N 78°53'56" E FOR A DISTANCE OF 134.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (TAMAMI TRAIL- S.R. 45) A 200' RIGHT-OF-WAY; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THENCE RUN S 10°06'04" E FOR A DISTANCE OF 57.01 FEET; THENCE RUN S 79°53'56" W FOR A DISTANCE OF 55.87 FEET; THENCE RUN S 10°06'04" E FOR A DISTANCE OF 51.74 FEET TO A POINT ON A CIRCULAR CURVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS S 29°17'21" E FOR A DISTANCE OF 170.00 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 68°23'30", SUBTENDED BY A CHORD OF 191.09 FEET AT A BEARING OF S 26°30'54" W, FOR AN ARC LENGTH OF 202.92 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING. CONTAINING 1.915 ACRES, MORE OR LESS.

PHASE III DESCRIPTION (LANDSCAPE BUFFER PARCEL) RECORDED IN INSTRUMENT #2010000058343

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF TRACT "A" OF PELICAN LANDING UNIT NINETEEN AS RECORDED IN PLAT BOOK 56 AT PAGES 36 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (TAMAMI TRAIL- S.R. 45) (200' RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN COLONY BOULEVARD (TRACT "A" OF THE AFOREMENTIONED PLAT), AND ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS S 79°53'56" W A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID PELICAN COLONY BOULEVARD AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S 34°53'56" W, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 08°16'22", SUBTENDED BY A CHORD OF 99.54 FEET AT A BEARING OF S 84°02'07" W, FOR AN ARC LENGTH OF 99.63 FEET TO THE END OF SAID CURVE AND TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 68°23'30", SUBTENDED BY A CHORD OF 191.09 FEET AT A BEARING OF S 26°30'54" W, FOR AN ARC LENGTH OF 202.92 FEET TO THE END OF SAID CURVE; THENCE RUN N 10°06'04" E, ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 182.30 FEET TO THE POINT OF BEGINNING. CONTAINING 0.57 ACRES, MORE OR LESS.



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC	CHORD
C1	30.00'	90°00'00"	47.12'	42.43'
C2	690.00'	08°16'22"	99.63'	99.54'
C3	690.00'	23°21'50"	281.37'	279.42'
C4	30.00'	95°12'57"	49.85'	44.31'
C5	730.00'	23°11'28"	295.48'	293.46'
C6	30.00'	81°13'58"	42.53'	39.06'
C7	50.00'	89°06'34"	77.76'	70.16'
C8	5797.58'	04°00'14"	405.13'	405.04'
C9	170.00'	68°23'30"	202.92'	191.09'

NOTES:

- BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 AS BEARING S10°06'04"E.
- ELEVATIONS ARE BASED ON N.G.D., 1929 UNLESS NOTED.
- FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
- SUBJECT TO EASEMENTS OF RECORD.
- ABSTRACT NOT REVIEWED.
- SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE OF THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
- NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- LEGAL DESCRIPTION HAS BEEN FURNISHED BY CLIENT.
- PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.
- STATE PLANE COORDINATES ARE BASED ON NAD 83 (1990 ADJUSTMENT), FLORIDA ZONE WEST.

RECEIVED
DEC 13 2010
COMMUNITY DEVELOPMENT

ADD 2010-00073

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: THOMAS E. RHODES, SR., PSM # 5854

BOUNDARY SURVEY

CERTIFIED TO:
DAVIDSON ENGINEERING

AA-3.D.1

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

designer:
drawn:
checked:
accd #:
2010-284
view:
PLOT
project #:
2010-284
sheet #:
1 of 1
file #:
2010-284

bk: 657
pg: 61-63
date: OCT. 22, 2010
scale: 1" = 30'
cogo #:
10-284

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

PLANNING NOTES:

CURRENT ZONING: PELICAN LANDING CPD
TYPE/LAND USE: COMMERCIAL
TOTAL FOOT PRINT AREA: 21,476 SF
GROSS FLOOR AREA: 42,952 SF
BUILDING USES: GENERAL/
MEDICAL OFFICE

	REQUIRED	PROVIDED
LOT 1: BUILDING HEIGHT MAXIMUM: MAXIMUM LOT COVERAGE: MINIMUM LOT AREA:	8 STORIES OR 95' 40% 20,000 SF	2 STORIES 12.89% 83,414 SF
LOT 2: BUILDING HEIGHT MAXIMUM: MAXIMUM LOT COVERAGE: MINIMUM LOT AREA:	8 STORIES OR 95' 40% 20,000 SF	2 STORIES 12.85% 83,459 SF

PARKING REQUIREMENTS:

EXISTING DEVELOPMENT		
LOT 1 1 PER 300 SF (GEN. OFFICE):	20,250 SF	68 SPACES
LOT 2 1 PER 300 SF (GEN. OFFICE):	20,250 SF	68 SPACES

PROPOSED DEVELOPMENT		
LOT 2 1 PER 200 SF (MED. OFFICE):	20,250 SF	101 SPACES

LOT 1: LAND USE SUMMARY

USE	ACRES	% OF SITE
BUILDING AREA	0.25 ACRES	12.89%
PAVEMENT	0.89 ACRES	45.88%
GENERAL OPEN SPACE	0.60 ACRES	30.93%
LANDSCAPE BUFFERS	0.20 ACRES	10.30%
TOTAL SITE AREA	1.94 ACRES	100%

LOT 2: LAND USE SUMMARY

USE	ACRES	% OF SITE
BUILDING AREA	0.25 ACRES	13.02%
PAVEMENT	0.92 ACRES	47.92%
GENERAL OPEN SPACE	0.61 ACRES	31.77%
LANDSCAPE BUFFERS	0.14 ACRES	7.29%
TOTAL SITE AREA	1.91 ACRES	100%

LOT 3: LAND USE SUMMARY

USE	ACRES	% OF SITE
LANDSCAPE AREA	0.57 ACRES	100%
TOTAL SITE AREA	0.57 ACRES	100%

OVERALL OPEN SPACE SUMMARY

	REQUIRED	PROVIDED
OPEN SPACE (20% OF TOTAL SITE)	0.88 ACRES	2.12 ACRES
GENERAL OPEN SPACE		1.78 ACRES
LANDSCAPE BUFFERS		0.34 ACRES

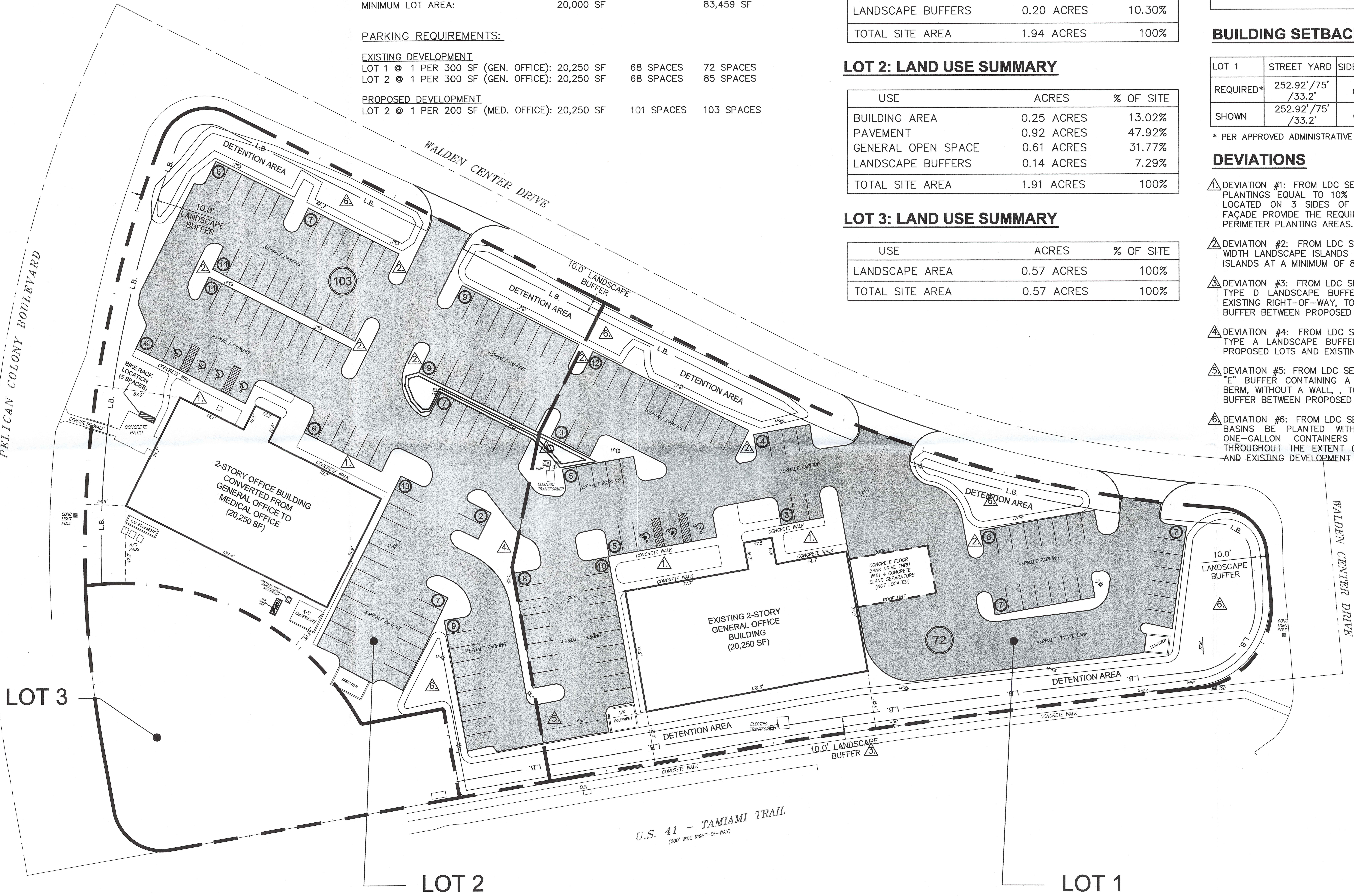
BUILDING SETBACKS

LOT 1	STREET YARD	SIDE YARD	LOT 2	STREET YARD	SIDE YARD
REQUIRED*	252.92'/75' /33.2'	66.4'	REQUIRED*	153.36'/24.9'	30.2'/87.9'
SHOWN	252.92'/75' /33.2'	66.4'	SHOWN	153.36'/24.9'	30.2'/87.9'

* PER APPROVED ADMINISTRATIVE AMENDMENT FPA-98-048

DEVIATIONS

- DEVIATION #1: FROM LDC SECTION 10-416(B), REQUIRING BUILDING PERIMETER PLANTINGS EQUAL TO 10% OF THE BUILDING GROUND FLOOR AREA AND BE LOCATED ON 3 SIDES OF THE STRUCTURE, TO REQUIRE ONLY THE MAIN FAÇADE PROVIDE THE REQUIRED 10% OF THE BUILDING FOOTPRINT IN BUILDING PERIMETER PLANTING AREAS.
- DEVIATION #2: FROM LDC SECTION 10-416(C)(2)(C), REQUIRING 10' MINIMUM WIDTH LANDSCAPE ISLANDS WITHIN PARKING AREAS, TO PERMIT THE EXISTING ISLANDS AT A MINIMUM OF 8' MINIMUM WIDTH WITHIN PARKING AREAS.
- DEVIATION #3: FROM LDC SECTION 33-351, REQUIRING A MINIMUM 20' WIDE TYPE D LANDSCAPE BUFFER BETWEEN PROPOSED COMMERCIAL USES AND EXISTING RIGHT-OF-WAY, TO PERMIT A MINIMUM 10' WIDE TYPE D LANDSCAPE BUFFER BETWEEN PROPOSED COMMERCIAL USES AND EXISTING RIGHT-OF-WAY.
- DEVIATION #4: FROM LDC SECTION 33-351, REQUIRING A MINIMUM 5' WIDE TYPE A LANDSCAPE BUFFER BETWEEN COMMERCIAL USES, TO EXEMPT THE PROPOSED LOTS AND EXISTING DEVELOPMENT FROM SAID REQUIREMENT.
- DEVIATION #5: FROM LDC SECTION 33-422(C), REQUIRING A MINIMUM 25' TYPE "E" BUFFER CONTAINING A TWO TO THREE FOOT UNDULATING LANDSCAPED BERM, WITHOUT A WALL, , TO PERMIT A MINIMUM 10' WIDE TYPE D LANDSCAPE BUFFER BETWEEN PROPOSED COMMERCIAL USES AND EXISTING RIGHT-OF-WAY.
- DEVIATION #6: FROM LDC SECTION 33-111(D) REQUIRING ALL DRY DETENTION BASINS BE PLANTED WITH WETLAND TYPE PLANT SPECIES IN MINIMUM ONE-GALLON CONTAINERS NOT MORE THAN 36 INCHES ON CENTER THROUGHOUT THE EXTENT OF THE BASIN, TO EXEMPT THE PROPOSED LOTS AND EXISTING DEVELOPMENT FROM SAID REQUIREMENT.



CLIENT:
ORTHOPEDIC SPECIALTY CARE CENTER
24321 WALDEN CENTER DR. STE. 201
BONITA SPRINGS, FL 34134

REV.	DATE	DESCRIPTION	BY
1	10/27/10	PER COMMENTS RECEIVED 9/15/10	FEH

DAVIDSON ENGINEERING, INC.
3530 KRAFT ROAD, SUITE 301, NAPLES, FLORIDA 34105
PHONE (239) 434-6060 FAX (239) 434-6084
COMPANY ID. NO. 00009496

COLONY CORPORATE CENTER		
EXHIBIT B-2.B		
DEVELOPMENT COMPLIANCE EXHIBIT		
DRAWN BY: KMW	PROJECT: 10-0038	SURVEY: AS NOTED
DESIGNED BY: KMW	SCALE: AS NOTED	FILE NO.:
APPROVED BY:	OCT 27, 2010	10-0038

SHEET
1
OF
1

PLANNING NOTES:

CURRENT ZONING: PELICAN LANDING CPD
TYPE/LAND USE: COMMERCIAL
TOTAL FOOT PRINT AREA: 21,476 SF
GROSS FLOOR AREA: 42,952 SF
BUILDING USES: GENERAL/ MEDICAL OFFICE

	REQUIRED	PROVIDED
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LOT 2: BUILDING HEIGHT MAXIMUM: MAXIMUM LOT COVERAGE: MINIMUM LOT AREA:	8 STORIES OR 95' 40% 20,000 SF	2 STORIES 12.85% 83,459 SF

PARKING REQUIREMENTS:

EXISTING DEVELOPMENT		
LOT 1 @ 1 PER 300 SF (GEN. OFFICE): 20,250 SF	68 SPACES	72 SPACES
LOT 2 @ 1 PER 300 SF (GEN. OFFICE): 20,250 SF	68 SPACES	85 SPACES

PROPOSED DEVELOPMENT		
LOT 2 @ 1 PER 200 SF (MED. OFFICE): 20,250 SF	101 SPACES	103 SPACES

BICYCLE PARKING @ 5% OF REQUIRED MOTOR VEHICLE PARKING	5 SPACES	5 SPACES
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MODIFIED PARKING AREA
(INCREASE OF 18 SPACES
FOR LOT 2)

LOT 1: LAND USE SUMMARY

USE	ACRES	% OF SITE
BUILDING AREA	0.25 ACRES	12.89%
PAVEMENT	0.89 ACRES	45.88%
GENERAL OPEN SPACE	0.60 ACRES	30.93%
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TOTAL SITE AREA	1.94 ACRES	100%

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GENERAL OPEN SPACE	0.61 ACRES	31.77%
LANDSCAPE BUFFERS	0.14 ACRES	7.29%
TOTAL SITE AREA	1.91 ACRES	100%

LOT 3: LAND USE SUMMARY

USE	ACRES	% OF SITE
LANDSCAPE AREA	0.57 ACRES	100%
TOTAL SITE AREA	0.57 ACRES	100%

OVERALL OPEN SPACE SUMMARY

	REQUIRED	PROVIDED
OPEN SPACE (20% OF TOTAL SITE)	0.88 ACRES	2.12 ACRES
GENERAL OPEN SPACE		1.78 ACRES
LANDSCAPE BUFFERS		0.34 ACRES

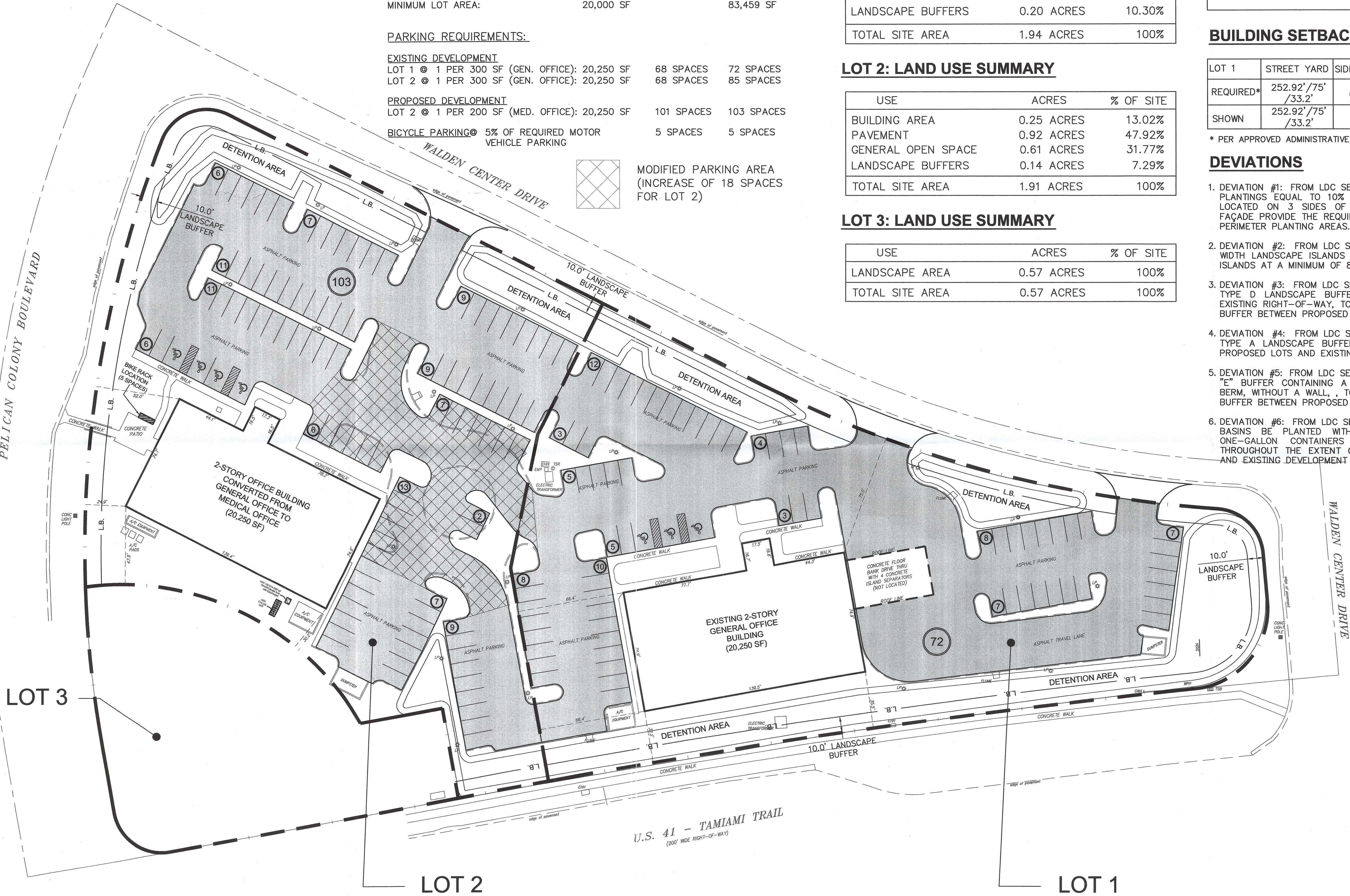
BUILDING SETBACKS

LOT 1	STREET YARD	SIDE YARD	LOT 2	STREET YARD	SIDE YARD
REQUIRED*	252.92'/75' /33.2'	66.4'	REQUIRED*	153.36'/24.9'	30.2'/87.9'
SHOWN	252.92'/75' /33.2'	66.4'	SHOWN	153.36'/24.9'	30.2'/87.9'

* PER APPROVED ADMINISTRATIVE AMENDMENT FPA-98-048

DEVIATIONS

- DEVIATION #1: FROM LDC SECTION 10-416(B), REQUIRING BUILDING PERIMETER PLANTINGS EQUAL TO 10% OF THE BUILDING GROUND FLOOR AREA AND BE LOCATED ON 3 SIDES OF THE STRUCTURE, TO REQUIRE ONLY THE MAIN FAÇADE PROVIDE THE REQUIRED 10% OF THE BUILDING FOOTPRINT IN BUILDING PERIMETER PLANTING AREAS.
- DEVIATION #2: FROM LDC SECTION 10-416(C)(2)(C), REQUIRING 10' MINIMUM WIDTH LANDSCAPE ISLANDS WITHIN PARKING AREAS, TO PERMIT THE EXISTING ISLANDS AT A MINIMUM OF 8' MINIMUM WIDTH WITHIN PARKING AREAS.
- DEVIATION #3: FROM LDC SECTION 33-351, REQUIRING A MINIMUM 20' WIDE TYPE D LANDSCAPE BUFFER BETWEEN PROPOSED COMMERCIAL USES AND EXISTING RIGHT-OF-WAY, TO PERMIT A MINIMUM 10' WIDE TYPE D LANDSCAPE BUFFER BETWEEN PROPOSED COMMERCIAL USES AND EXISTING RIGHT-OF-WAY.
- DEVIATION #4: FROM LDC SECTION 33-351, REQUIRING A MINIMUM 5' WIDE TYPE A LANDSCAPE BUFFER BETWEEN COMMERCIAL USES, TO EXEMPT THE PROPOSED LOTS AND EXISTING DEVELOPMENT FROM SAID REQUIREMENT.
- DEVIATION #5: FROM LDC SECTION 33-422(C), REQUIRING A MINIMUM 25' TYPE "E" BUFFER CONTAINING A TWO TO THREE FOOT UNDULATING LANDSCAPED BERM, WITHOUT A WALL, , TO PERMIT A MINIMUM 10' WIDE TYPE D LANDSCAPE BUFFER BETWEEN PROPOSED COMMERCIAL USES AND EXISTING RIGHT-OF-WAY.
- DEVIATION #6: FROM LDC SECTION 33-111(D) REQUIRING ALL DRY DETENTION BASINS BE PLANTED WITH WETLAND TYPE PLANT SPECIES IN MINIMUM ONE-GALLON CONTAINERS NOT MORE THAN 36 INCHES ON CENTER THROUGHOUT THE EXTENT OF THE BASIN, TO EXEMPT THE PROPOSED LOTS AND EXISTING DEVELOPMENT FROM SAID REQUIREMENT.



RECEIVED
DEC 13 2010

COMMUNITY DEVELOPMENT

ADD 2010-00073

N

0 15 30 60
SCALE IN FEET

CLIENT:
ORTHOPEDIC SPECIALTY CARE CENTER
24321 WALDEN CENTER DR. STE. 201
BONITA SPRINGS, FL 34134

REV.	DATE	DESCRIPTION	BY:
A	10/27/10	PER COMMENTS RECEIVED 9/15/10	FEH

DAVIDSON ENGINEERING, INC.
3530 KRAFT ROAD, SUITE 301, NAPLES, FLORIDA 34105
PHONE (239) 434-6060 FAX (239) 434-6084
COMPANY ID. NO. 00009496

COLONY CORPORATE CENTER		
EXHIBIT B-2.A.1: MASTER SITE PLAN		
DRAWN BY: KMW	PROJECT: 10-0038	SURVEY: AS NOTED
DESIGNED BY: KMW	SCALE: AS NOTED	FILE NO.:
APPROVED BY:	OCT 27, 2010	10-0038

SHEET
1
OF
2

OPEN SPACE SUMMARY: LOT 1

O/S CALC = 1.94 AC x 0.20	REQUIRED	PROVIDED
OPEN SPACE	0.39 ACRES	0.66 ACRES
GENERAL OPEN SPACE		0.46 ACRES
LANDSCAPE BUFFERS		0.20 ACRES

OPEN SPACE SUMMARY: LOT 2

O/S CALC = 1.92 AC x 0.20	REQUIRED	PROVIDED
OPEN SPACE	0.38 ACRES	0.53 ACRES
GENERAL OPEN SPACE		0.39 ACRES
LANDSCAPE BUFFERS		0.14 ACRES

OPEN SPACE SUMMARY: LOT 3

O/S CALC = 0.57 AC x 0.20	REQUIRED	PROVIDED
OPEN SPACE	0.11 ACRES	0.57 ACRES
GENERAL OPEN SPACE		0.57 ACRES

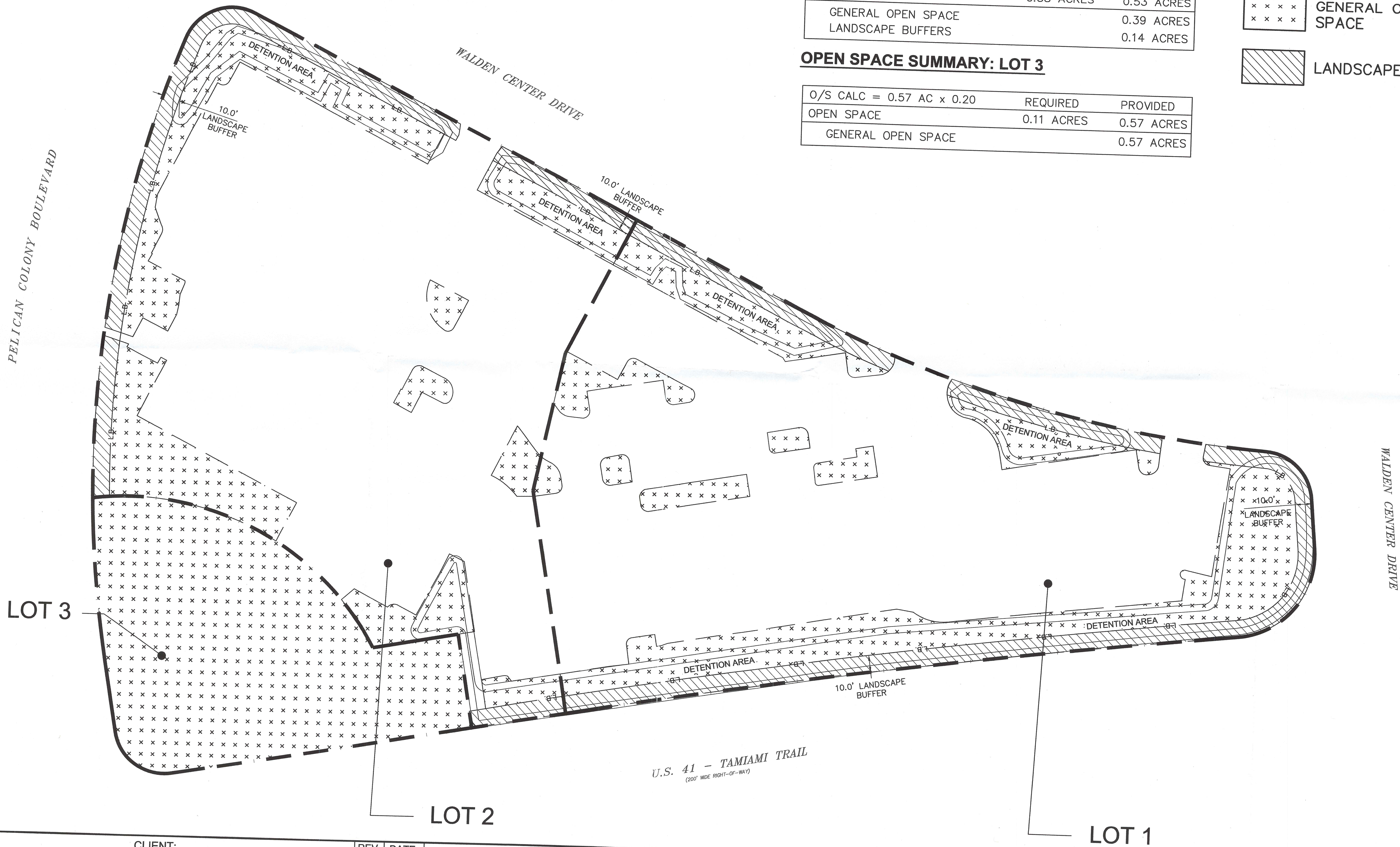
OVERALL OPEN SPACE SUMMARY

	REQUIRED	PROVIDED
OPEN SPACE (20% OF TOTAL SITE)	0.88 ACRES	1.76 ACRES
GENERAL OPEN SPACE		1.42 ACRES
LANDSCAPE BUFFERS		0.34 ACRES

*INCLUDES ALL PERVIOUS AREAS. AT TIME OF DEVELOPMENT ORDER, THE MINIMUM REQUIRED OPEN SPACE WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTIONS 10-415 (c & d) & 34-414

GENERAL OPEN SPACE

LANDSCAPE BUFFERS



RECEIVED
DEC 13 2010
COMMUNITY DEVELOPMENT

ADD 2010-00073

N

0 15 30 60
SCALE IN FEET

CLIENT:
ORTHOPEDIC SPECIALTY CARE CENTER
24321 WALDEN CENTER DR. STE. 201
BONITA SPRINGS, FL 34134

REV.	DATE:	DESCRIPTION	BY:

DAVIDSON ENGINEERING, INC.
3530 KRAFT ROAD, SUITE 301, NAPLES, FLORIDA 34105
PHONE (239) 434-6060 FAX (239) 434-6084
COMPANY ID. NO. 00009496

COLONY CORPORATE CENTER OPEN SPACE EXHIBIT		
DRAWN BY: KMW	PROJECT: 10-0038	SURVEY: AS NOTED
DESIGNED BY: KMW	SCALE: AS NOTED	FILE NO.:
APPROVED BY:	OCT 27, 2010	10-0038

SHEET
2
OF
2

PRESENT LAND USE CLASSIFICATION:

THE PROPERTY LIES IN CODE AREA 281 FALLOW CROP LAND, PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCCS).

PROPOSED LAND USE CLASSIFICATION:

141 - RETAIL SALES AND SERVICES

MAINTENANCE PLAN FOR EXOTIC VEGETATION:

1. THE LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6, SECTION 10-413.F.-REMOVAL OF INVASIVE EXOTICS - INVASIVE EXOTICS INCLUDE: MELALEUCA SPECIES (PUNK TREE, CAJUPUT TREE, PAPERBARK TREE), CASUARINA SPECIES (AUSTRALIAN PINES), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER, FLORIDA HOLLY), RHODANTHUS TOMENTOSUS (DORNY ROSEMYRTLE), AND ACACIA AURICULIFORMIS (EARLEAF ACACIA). ALL INVASIVE EXOTIC VEGETATION SHALL BE REMOVED FROM THIS SITE, AND THE SITE SHALL BE MAINTAINED FREE FROM INVASIVE EXOTICS. IN THE EVENT THAT ANY OF THE ABOVE MENTIONED EXOTICS ARE FOUND ON THIS SITE THAT ARE NOT SHOWN ON ANY PLANS SUPPLIED, THEY ARE TO BE REMOVED.
2. IN ORDER TO PREVENT REGROWTH OF ANY INVASIVE EXOTICS, THIS SITE WILL BE TREATED PERIODICALLY WITH HERBICIDE TO ENSURE THAT THIS SITE REMAINS WITHOUT ANY INVASIVE EXOTICS. THIS WILL BE THE RESPONSIBILITY OF THE OWNER. IF REGROWTH OF ANY INVASIVE EXOTICS OCCURS, THE OWNER WILL HAVE THEM REMOVED WITH THE APPROPRIATE MEANS TO DO SO.
3. THE MAINTENANCE PROGRAM SHALL BE IN EFFECT PERPETUALLY.

OPEN SPACE CALCULATIONS:

(PHASE I & PHASE II)
REQUIRED OPEN SPACE = $(30\%) \times (166,871.22 \text{ S.F.}) = 50,061.37 \text{ S.F.}$
TOTAL OPEN SPACE PROVIDED = 63,441.97 S.F.

INTERNAL LANDSCAPING OF PARKING AREAS REQUIREMENTS:

(PHASE I)
TOTAL REQUIRED = $(10\%) \times (38,297.21) = 3,829.72 \text{ S.F.}$
TOTAL LANDSCAPING OF PARKING AREAS PROVIDED = 5,312.75 S.F.
REQUIRED CANOPY TREES = $(1/250) \times (3,829.72) = 16 \text{ TREES}$
TOTAL CANOPY TREES PROVIDED = 16 TREES

(PHASE II)
TOTAL REQUIRED = $(10\%) \times (37,716.86) = 3,771.69 \text{ S.F.}$
TOTAL LANDSCAPING OF PARKING AREAS PROVIDED = 3,946.37 S.F.
REQUIRED CANOPY TREES = $(1/250) \times (3,771.69) = 16 \text{ TREES}$
TOTAL CANOPY TREES PROVIDED = 16 TREES

GENERAL LANDSCAPING TREE REQUIREMENTS:

(PHASE I)
REQUIRED TREES = $(1/3,500) \times (83,416.24) = 24 \text{ TREES}$
TOTAL GENERAL TREES PROVIDED = 26 TREES

(PHASE II)
REQUIRED TREES = $(1/3,500) \times (83,454.98) = 24 \text{ TREES}$
TOTAL GENERAL TREES PROVIDED = 24 TREES

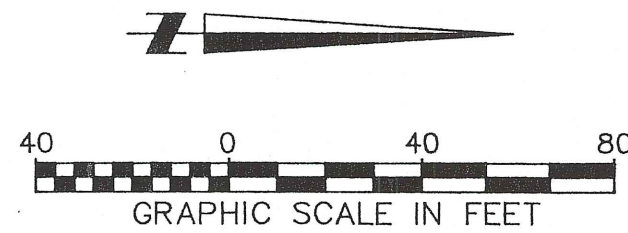
PLANT LIST:

TREES: COMMON NAME	BOTANICAL/ SCIENTIFIC NAME	MIN. HGT.	MIN. TRUNK DIA.	MIN. CANOPY DIA. ● INSTALLATION
LIVE OAK (NATIVE)	QUERCUS VIRGINIANA	6 FT.	1" Ø3" HGT.	2 FT.
LAUREL OAK (NATIVE)	QUERCUS LAURIFOLIA	6 FT.	1" Ø3" HGT.	2 FT.
WATER OAK (NATIVE)	QUERCUS NIGRA	6 FT.	1" Ø3" HGT.	2 FT.
RED MAPLE (NATIVE)	ACER RUBRUM	6 FT.	1" Ø3" HGT.	2 FT.
CABBAGE PALM (NATIVE)	SABAL PALMETTO	6 FT.	1" Ø3" HGT.	2 FT.
MAHOGANY (NATIVE)	SWietenia mahogani	6 FT.	1" Ø3" HGT.	2 FT.
COCONUT PALM (NON NATIVE)	COCOS NUCIFERA	6 FT.	1" Ø3" HGT.	2 FT.
JACARANDA (NON NATIVE)	JACARANDA MIMOSAFOJIA	6 FT.	1" Ø3" HGT.	2 FT.

SHRUBS:

COMMON NAME	BOTANICAL/SCIENTIFIC NAME	MIN. HEIGHT AT PLANTING
SOUTHERN WAX MYRTLE (NATIVE)	MYRTICA CERIFERA	36 IN.
WILD COFFEE (NATIVE)	PSYCHOTRIA NERVOSA	36 IN.
BUTTONBUSH (NATIVE)	CEPHALANTHUS OCCIDENTALIS	36 IN.
RAPANEA (NATIVE)	MYRSINE GUIANENSIS	36 IN.
COCOPALM (NATIVE)	CHRYSOBALANUS ICAGO	36 IN.
BUTTONWOOD, SILVER (NATIVE)	CONOCARPUS ERECTUS VAR. SERICEUS	36 IN.
HIBISCUS (NON NATIVE)	HIBISCUS ROSA-SINENSIS	36 IN.
SURINAM CHERRY (NON NATIVE)	EUGENIA UNIFLORA	36 IN.
ORANGE JASMINE (NON NATIVE)	MURRAYA PANICULATA	36 IN.
SWEET VIBURNUM (NON NATIVE)	VIBURNUM ODORATISSIMUM	36 IN.
SOD: ST. AUGUSTINE	STENOTAPHRUM SECUNDATUM	

ALL PLANTS SHALL BE FROM THE PLANT LIST ABOVE AND SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 10-416. OF THE LEE COUNTY LAND DEVELOPMENT CODE DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6.
REQUIRED TREES WILL BE PROVIDED TO MEET THE MINIMUM REQUIREMENTS OF SECTION 10-416.1 OF THE LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6.
REQUIRED SHRUBS WILL BE PROVIDED TO MEET THE MINIMUM REQUIREMENTS OF SECTION 10-416.2 OF THE LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6.



SPECIAL NOTE:

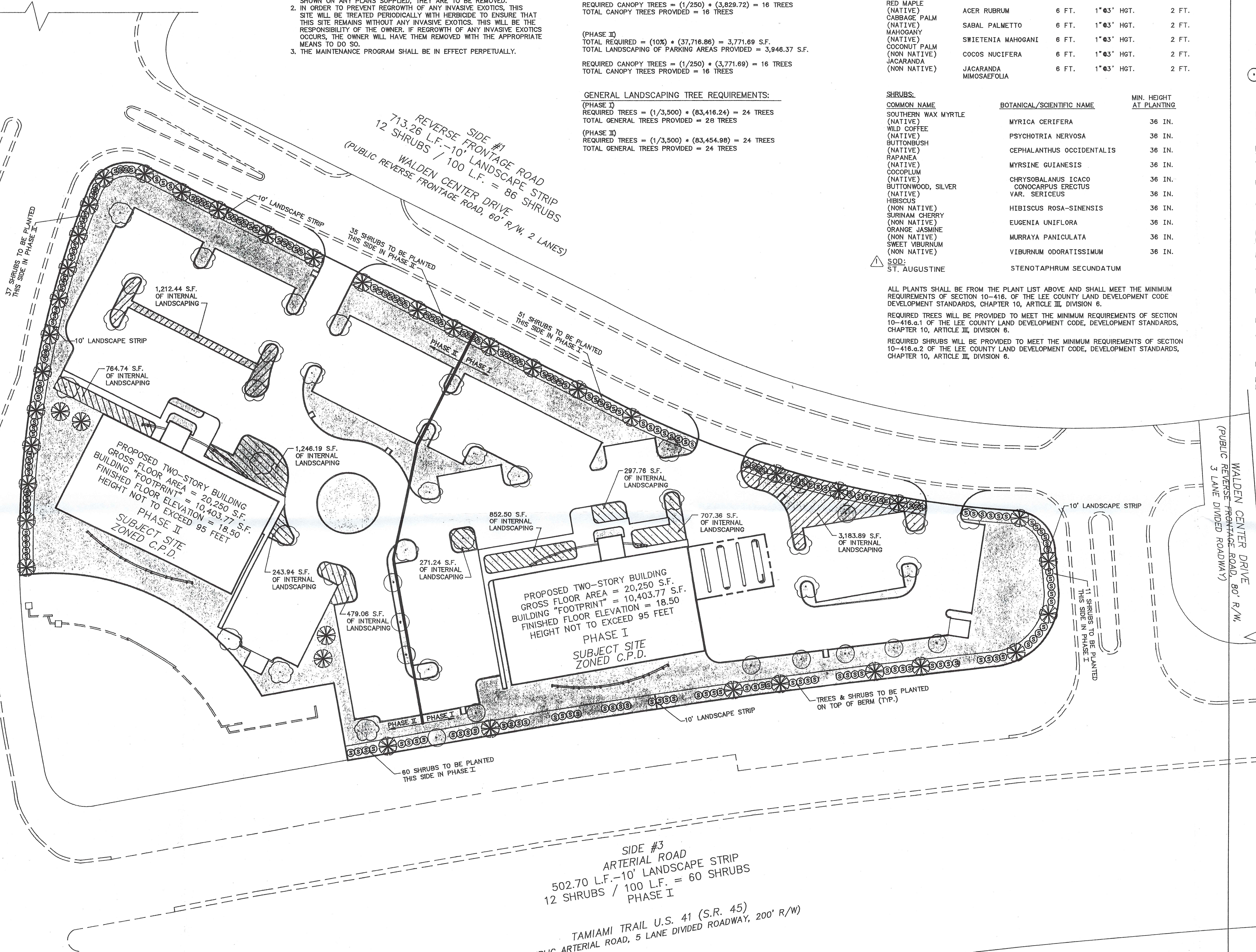
THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES

LEGEND:

- LANDSCAPE STRIP SHRUB TO BE PLANTED
- GENERAL LANDSCAPING TREE TO BE PLANTED
- INTERNAL LANDSCAPING OF PARKING AREA TREE TO BE PLANTED
- OPEN SPACE
- ▨ INTERNAL LANDSCAPING OF PARKING AREAS

LANDSCAPING NOTES:

- A MINIMUM OF SEVENTY FIVE PERCENT (75%) OF THE TOTAL NUMBER OF THE REQUIRED TREES USED IN LANDSCAPING SHALL BE INDIGENOUS NATIVE VARIETIES.
- A MINIMUM OF FIFTY PERCENT (50%) OF THE TOTAL NUMBER OF THE REQUIRED SHRUBS USED IN LANDSCAPING SHALL BE INDIGENOUS NATIVE VARIETIES.
- TREES USED IN LANDSCAPING MAY NOT EXCEED 25% PALM VARIETIES (75% IF ONLY NATIVE PALMS ARE USED) AND PALMS MUST BE A MINIMUM OF 6 FEET IN HEIGHT MEASURED FROM GROUND LEVEL TO THE BASE OF THE PALM FRONDS.
- PALM TREES MAY NOT BE USED AS PARKING CANOPY TREES.
- ONE HUNDRED PERCENT (100%) OF ALL REQUIRED TREES USED IN LANDSCAPING SHALL BE XERISCAPE VARIETIES AS DEFINED BY SFWM.
- THE OWNER MAY LANDSCAPE IN EXCESS OF THE MINIMUM REQUIREMENTS SHOWN HEREON.
- LIVE GROUND COVERS SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND SUBSTANTIALLY COMPLETED COVERAGE WITHIN ONE (1) YEAR AFTER PLANTING.
- ALL EXOTIC VEGETATION (AS LISTED IN SECTION 10-416.2 OF THE LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6.) LOCATED WITHIN THE DEVELOPMENT SHALL BE REMOVED.
- MAINTENANCE AND PRESERVATION OF THE OPEN SPACE AREAS WILL BE THE RESPONSIBILITY OF THE OWNER.
- ALL LANDSCAPE MATERIAL SHALL BE INSTALLED IN A RECOGNIZED HORTICULTURALLY CORRECT MANNER ACCORDING TO SECTION 10-417.b. OF THE LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6.
- ALL LANDSCAPING AREAS TO HAVE A MINIMUM OF 4" OF MULCH (CYPRESS MULCH IS NOT ALLOWED).
- IRRIGATION WILL BE PROVIDED BY AN EXISTING IRRIGATION SYSTEM.
- TREES SHALL BE PLANTED 2.5 FEET FROM THE EDGE OF PAVEMENT TO CENTER OF TREE TRUNK.

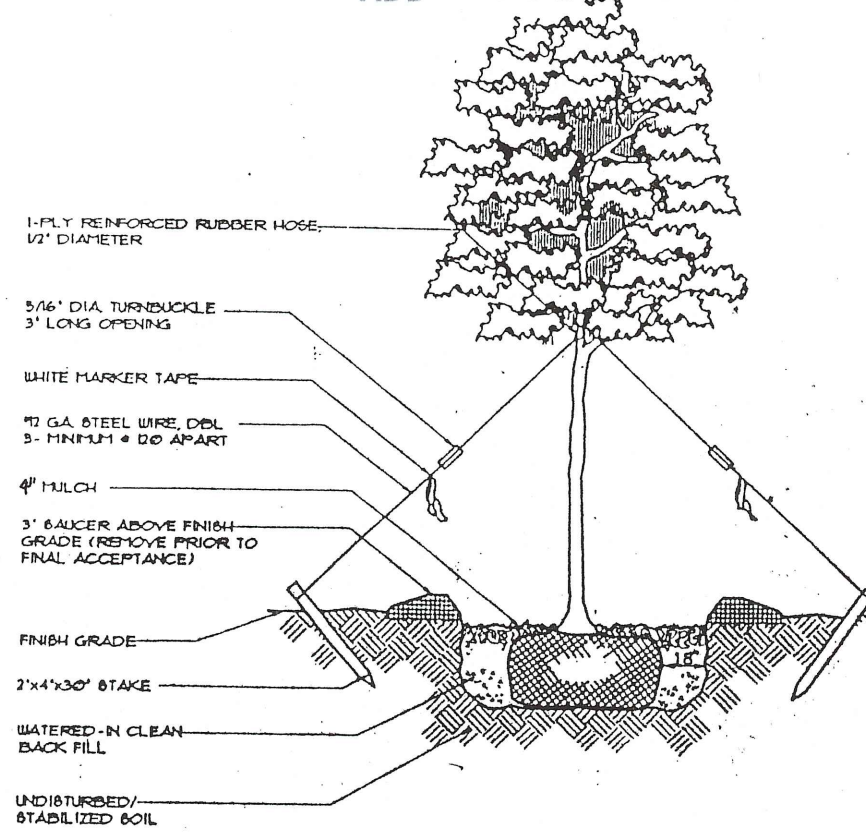


SPECIAL NOTES:

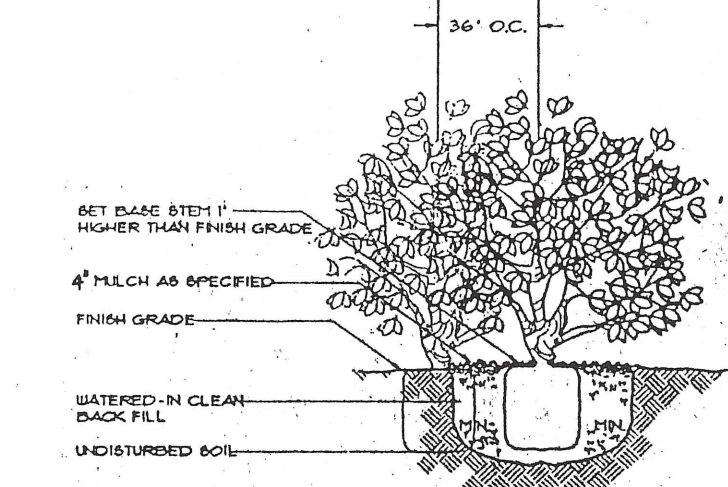
1. CONTRACTOR TO PRESERVE AND PROTECT THE EXISTING LANDSCAPE BUFFERS PLANTED AT THE PELICAN LANDING ENTRY SIGN/WALL AND ALONG PELICAN COLONY BOULEVARD.
2. CONTRACTOR TO PRESERVE AND PROTECT EXISTING PINE TREES AND PALMETTOS AS POSSIBLE.
3. PRIOR TO CONSTRUCTION, CONTRACTOR TO ERECT A THREE (3) FOOT HIGH ENVIRO-FENCE AROUND THE PROPERTY AND THE DRIP LINE OF ANY TREES AND SHRUBS TO BE PRESERVED ON THE PROPERTY.

NOTES:

1. IF GOPHER TORTOISES ARE FOUND ON THE PARCEL THE DEVELOPER SHALL OBTAIN AN INCIDENTAL TAKE PERMIT AND RELOCATE THE TORTOISES TO THE ECO-PARK, OR OTHER APPROPRIATE OPEN SPACE AREAS WITHIN PELICAN LANDING.
2. SHOULD ANY ORCHIDS, WILD PINE AIR PLANTS, FLORIDA COONTIE CATESBY'S LILIES, LEATHER FERNS, ROYAL FERNS, OR CABBAGE PALMS WITH GOLDEN POLYPODY AND SHOESTRING FERNS BE LOCATED WITHIN THE DEVELOPMENT AREA, THEN BEST EFFORTS MUST BE USED TO RELOCATE THESE PLANTS TO OPEN SPACE AND LANDSCAPED AREAS.



SINGLE TRUNK TREE 6' HT. N.T.S.



SHRUB PLANTING DETAIL N.T.S.

POKORNY & KAREH, INC.

COLONY CORPORATE CENTER
PELICAN LANDING

ARMAD R. KAREH, P.E.
FLORIDA REG. NO. 43524

LANDSCAPE PLAN
SHEET C-5

13356 ROSEWOOD LANE, NAPLES, FLORIDA 34119
SECTION 09, T 47S, R 25E, LEE COUNTY, FLORIDA

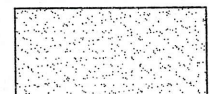
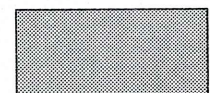










DATE: MAR 02 1999

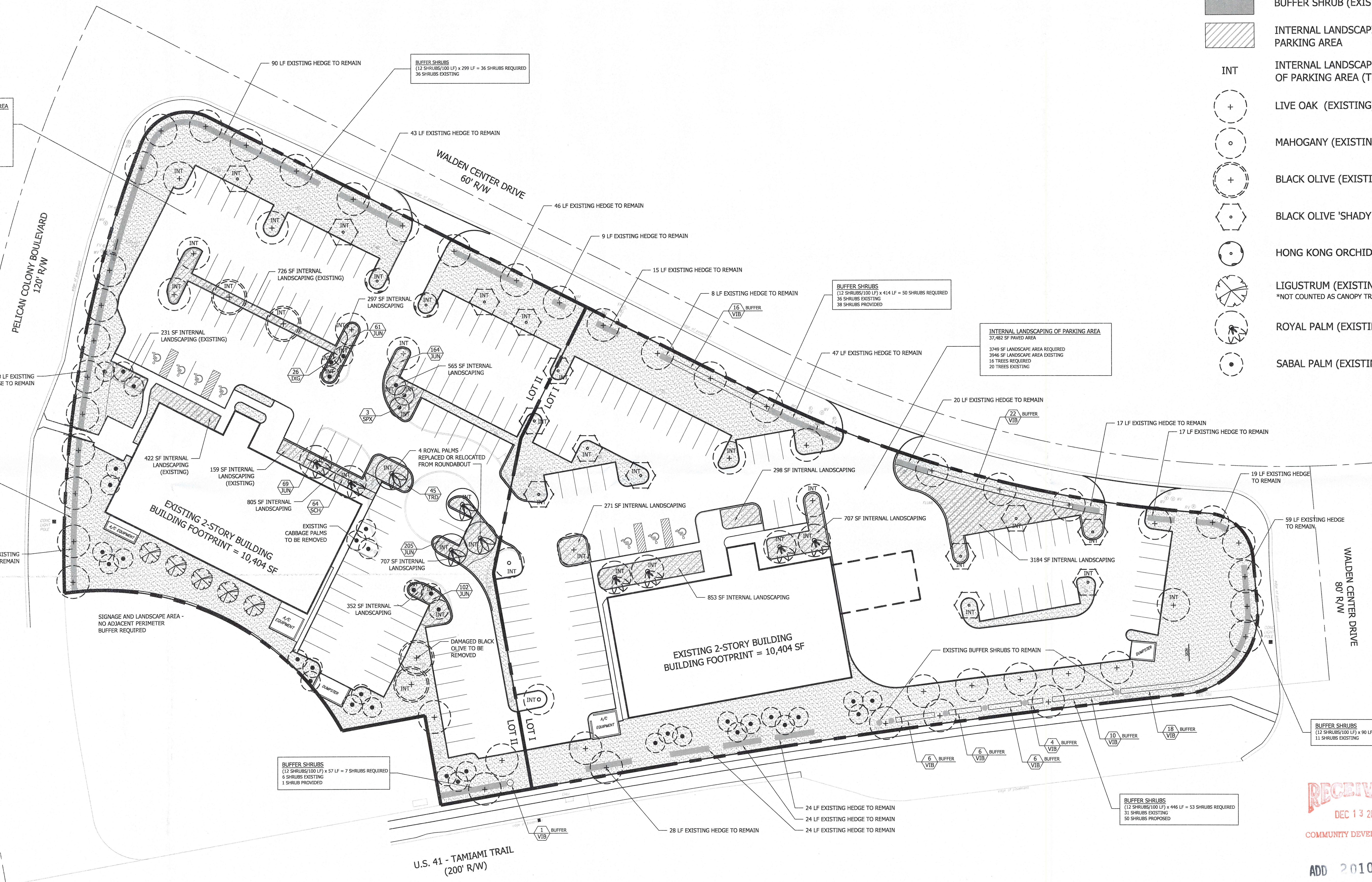
AS-BUILT REVISIONS - 02/23/1999
REVISIONS PER LEE COUNTY - 07/20/1998
REVISIONS PER W.C.I. COMMUNITIES - 07/14/1998

DESIGNED BY: A.R. KAREH
DRAWN BY: J.C. UDART II
DATE: MAY 1, 1998
SCALE: 1" = 40'

PROJECT NUMBER: 98-16

PLANTING LEGEND

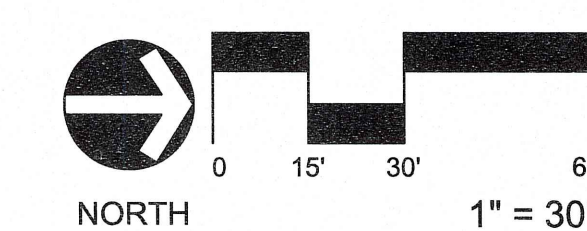
-  OPEN SPACE
-  BUFFER SHRUB (EXISTING)
-  INTERNAL LANDSCAPING OF PARKING AREA
-  INTERNAL LANDSCAPING OF PARKING AREA (TREE)
-  LIVE OAK (EXISTING)
-  MAHOGANY (EXISTING)
-  BLACK OLIVE (EXISTING)
-  BLACK OLIVE 'SHADY LADY' (EXISTING)
-  HONG KONG ORCHID (EXISTING)
-  LIGUSTRUM (EXISTING)
*NOT COUNTED AS CANOPY TREE
-  ROYAL PALM (EXISTING)
-  SABAL PALM (EXISTING)



RECEIVED
DEC 13 2010

COMMUNITY DEVELOPMENT

ADD 2010-00073



IN COORDINATION WITH:
DAVIDSON ENGINEERING, INC.
3530 KRAFT ROAD SUITE 301
NAPLES, FL 34105
PHONE: (239) 434-6060 FAX: (239) 434-6084



PREPARED FOR:
ORTHOPEDIC SPECIALTY CARE
CENTER
24321 WALDEN CENTER DRIVE SUITE 201
BONITA SPRINGS, FL 34134

COLONY CORPORATE
CENTER
BONITA SPRINGS, FLORIDA

REV	DATE	DESCRIPTION

SCALE: 1" = 30'
DATE: JULY 2010
PROJECT #:

COLONY CORPORATE CENTER
LANDSCAPE PLAN

Day L. Fendrick
12-9-10
DAYNA L. FENDRICK, RLA #0001224

SHEET #
LA-1

PLANTING SCHEDULE - LOT I

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE
Shrubs					
VIB	88	Viburnum odoratissimum	Sweet Viburnum	3 gal, 24" ht x 24" spd, 4' O.C.	Y
Miscellaneous					
SOD	TBD			Replace or repair any missing or damaged areas of sod.	
MULCH	TBD	Pro-Euc Mulch	Pro-Euc Mulch by Forestry Resources	Mulch all new planting areas and re-mulch existing planting areas as needed.	

*NOTE: ADDITIONAL TO EXISTING PLANTINGS

PLANTING SCHEDULE - LOT II

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE
Palms					
REX	4	Roystonea elata	Royal Palm	6'-8' GW, heavy trunk, 24" ht.	Y
SPX	3	Sabal palmetto	Cabbage Palm	10'-18' CT, cigar cut, clean trunk	Y
Shrubs					
IXG	26	Ixora coccinea 'Nora Grant'	Dwarf Ixora	3 gal, 18" ht x 18" spd, 24" O.C.	N
SCH	64	Schefflera arboricola	Arboricola	3 gal, 24" ht x 24" spd, 24" O.C.	N
VIB	1	Viburnum odoritissum	Sweet Viburnum	3 gal, 24" ht x 24" spd, 4' O.C.	Y
Groundcover					
JUN	601	Juniperus chinensis 'parsonii'	Parson's Juniper	1 gal, 8" ht x 12" spr., full, 24" o.c.	N
TRD	45	Tripsacum dactyloides	Fakahatchee Grass	3 gal, 24" ht x 24" spd, 24" O.C.	Y
Miscellaneous					
SOD	TBD			Replace or repair any missing or damaged areas of sod.	
MULCH	TBD	Pro-Euc Mulch	Pro-Euc Mulch by Forestry Resources	Mulch all new planting areas and re-mulch existing planting areas as needed.	

*NOTE: ADDITIONAL TO EXISTING PLANTINGS

APPROVED PLAN

OPEN SPACE CALCULATIONS (LOTS I AND II)

REQUIRED OPEN SPACE = 30% x 166,871 SF = 50,061 SF
TOTAL OPEN SPACE PROVIDED = 63,442 SF

INTERNAL LANDSCAPING OF PARKING AREA REQUIREMENT

(LOT I)
TOTAL REQUIRED = 10% x 38,297 SF = 3,830 SF
TOTAL LANDSCAPING OF PARKING AREAS PROVIDED = 5,313 SF

REQUIRED CANOPY TREES = (1/250) x 3,830 = 16 TREES
TOTAL CANOPY TREES PROVIDED = 16 TREES

(LOT II)
TOTAL REQUIRED = 10% x 37,717 SF = 3,772 SF
TOTAL LANDSCAPING OF PARKING AREAS PROVIDED = 3,946 SF

REQUIRED CANOPY TREES = (1/250) x 3,772 = 16 TREES
TOTAL CANOPY TREES PROVIDED = 16 TREES

GENERAL LANDSCAPING TREE REQUIREMENTS

(LOT I)
REQUIRED TREES = (1 /3,500) x 83,416 = 24 TREES
TOTAL GENERAL TREES PROVIDED = 28 TREES

(LOT II)
REQUIRED TREES = (1/3,500) x 83,455 = 24 TREES
TOTAL GENERAL TREES PROVIDED = 24 TREES

BUFFER SHRUBS

(LOT I)
REQUIRED SHRUBS = (12 SHRUBS/100 LF) x 950 LF = 114 SHRUBS
TOTAL BUFFER SHRUBS PROVIDED = 114 SHRUBS

(LOT II)
REQUIRED TREES = (12 SHRUBS/100 LF) x 662 LF = 80 SHRUBS
TOTAL BUFFER SHRUBS PROVIDED = 80 SHRUBS

EXISTING CONDITIONS

OPEN SPACE CALCULATIONS (LOTS I AND II)

REQUIRED OPEN SPACE = (30%) x (166,871 SF) = 50,061 SF
TOTAL OPEN SPACE PROVIDED = 63,442 SF

INTERNAL LANDSCAPING OF PARKING AREA REQUIREMENT

(LOT I)
TOTAL REQUIRED = 10% x 37,482 SF = 3749 SF
TOTAL LANDSCAPING OF PARKING AREAS PROVIDED = 5,313 SF

REQUIRED CANOPY TREES = (1/250) x 3,749 = 16 TREES
EXISTING CANOPY TREES = 20 TREES

(LOT II)
TOTAL REQUIRED = 10% x 39,965 SF = 3,997 SF
TOTAL LANDSCAPING OF PARKING AREAS PROVIDED = 4,423 SF

REQUIRED CANOPY TREES = (1/250) x 3,997 = 16 TREES
EXISTING CANOPY TREES = 19 TREES
PROVIDED CANOPY TREES = 5 TREES

GENERAL LANDSCAPING TREE REQUIREMENTS

(LOT I)
REQUIRED TREES = (1/3,500) x 83,416 = 24 TREES
EXISTING GENERAL TREES = 28 TREES

(LOT II)
REQUIRED TREES = (1/3,500) x 83,455 = 24 TREES
EXISTING GENERAL TREES = 27 TREES

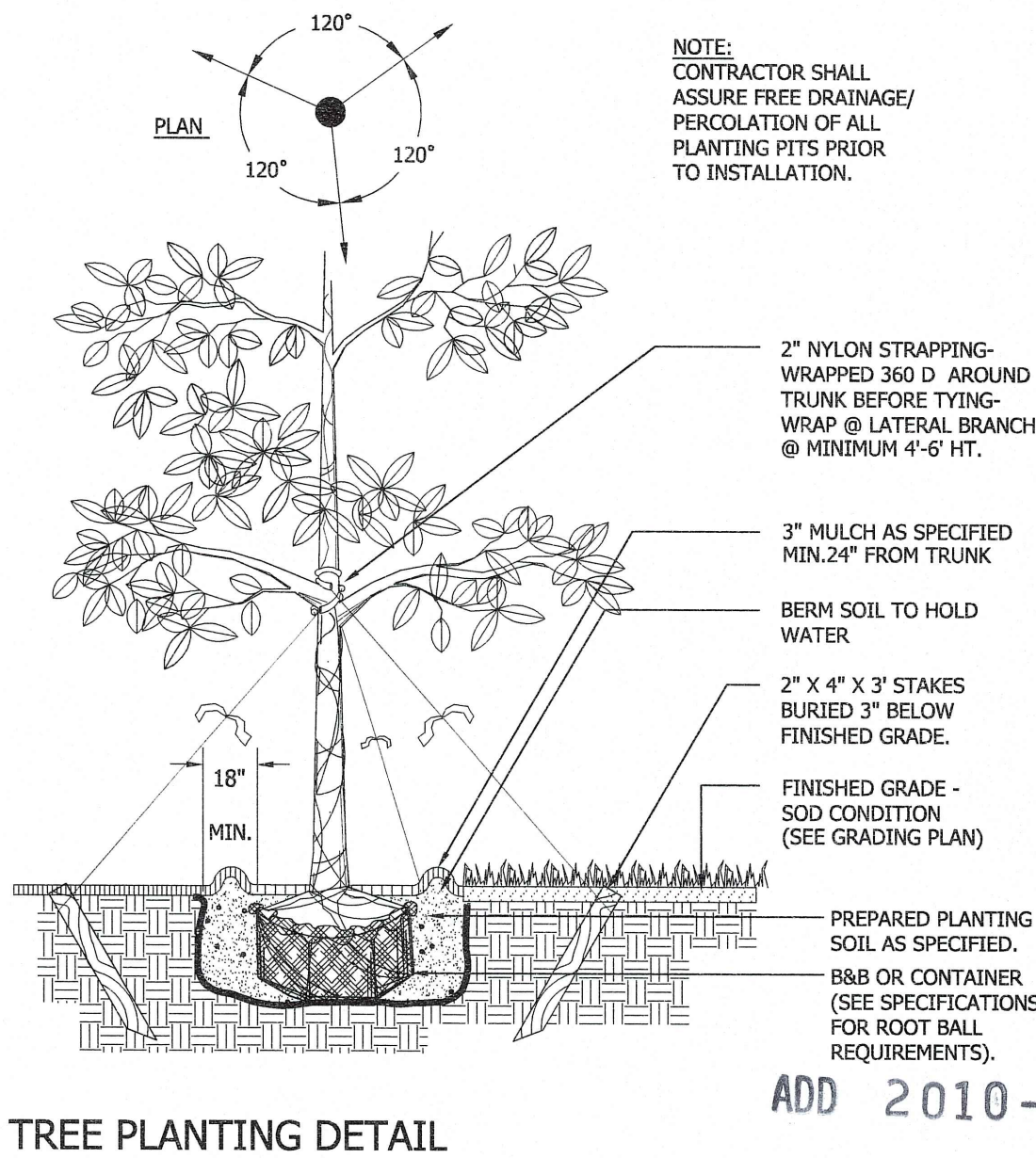
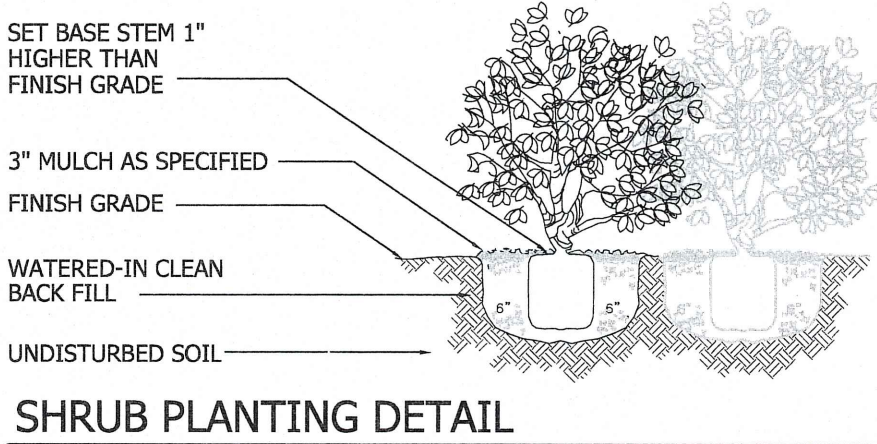
BUFFER SHRUBS

(LOT I)
REQUIRED SHRUBS = (12 SHRUBS/100 LF) x 950 LF = 114 SHRUBS
EXISTING SHRUBS = 78 SHRUBS (ESTIMATED)
BUFFER SHRUBS PROVIDED = 88 SHRUBS

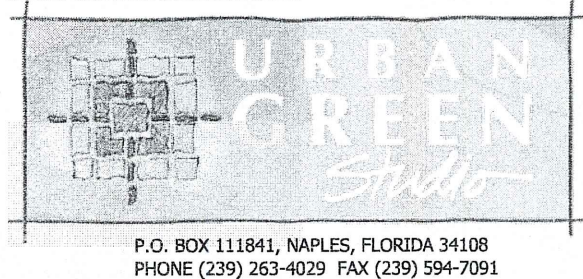
(LOT II)
REQUIRED TREES = (12 SHRUBS/100 LF) x 662 LF = 80 SHRUBS
EXISTING SHRUBS = 79 SHRUBS (ESTIMATED)
BUFFER SHRUBS PROVIDED = 1 SHRUB

LANDSCAPE NOTES

1. QUALITY: PLANT MATERIALS USED TO MEET THE REQUIREMENTS OF THIS PLAN SHALL MEET THE STANDARDS FOR FLORIDA NO.1 OR BETTER AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND PART II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPLANTED PLANT MATERIALS SHALL ALSO MEET STATE STANDARDS.
2. ALL PLANT MATERIALS SHALL BE INSTALLED ACCORDING TO ESTABLISHED HORTICULTURAL METHODS AND STANDARDS.
3. SOD TO COVER ALL DISTURBED AREAS EXCLUDING PLANTING BEDS AND PAVEMENT.ALL PLANTING BEDS TO BE MULCHED TO A DEPTH OF 3".
4. ALL PROHIBITED EXOTIC PLANT MATERIAL SHALL BE REMOVED FROM THE SITE.
5. ALTERNATE PLANT SPECIES MAY BE SUBSTITUTED AS LONG AS NATIVE PLANT REQUIREMENTS ARE MET.



IN COORDINATION WITH:
DAVIDSON ENGINEERING, INC.
3530 KRAFT ROAD SUITE 301
NAPLES, FL 34105
PHONE: (239) 434-6060 FAX: (239) 434-6084



PREPARED FOR:
ORTHOPEDIC SPECIALTY CARE
CENTER
24321 WALDEN CENTER DRIVE SUITE 201
BONITA SPRINGS, FL 34134

COLONY CORPORATE
CENTER
BONITA SPRINGS, FLORIDA

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REV	DATE	DESCRIPTION

SCALE:	N/A
DATE:	JULY 2010
PROJECT #:	

COLONY CORPORATE CENTER
PLANTING SCHEDULE
AND CALCULATIONS

Dayna L. Fendrick
12/9/10
DAYNA L. FENDRICK, RLA #0001224

SHEET #
LA-2