

EXHIBITS



CASE # DC12005-00055

CASE NAME: DIPLOMAT PROPERTY ROAD CD

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? YES X NO

LOCATION OF BOARDS _____

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

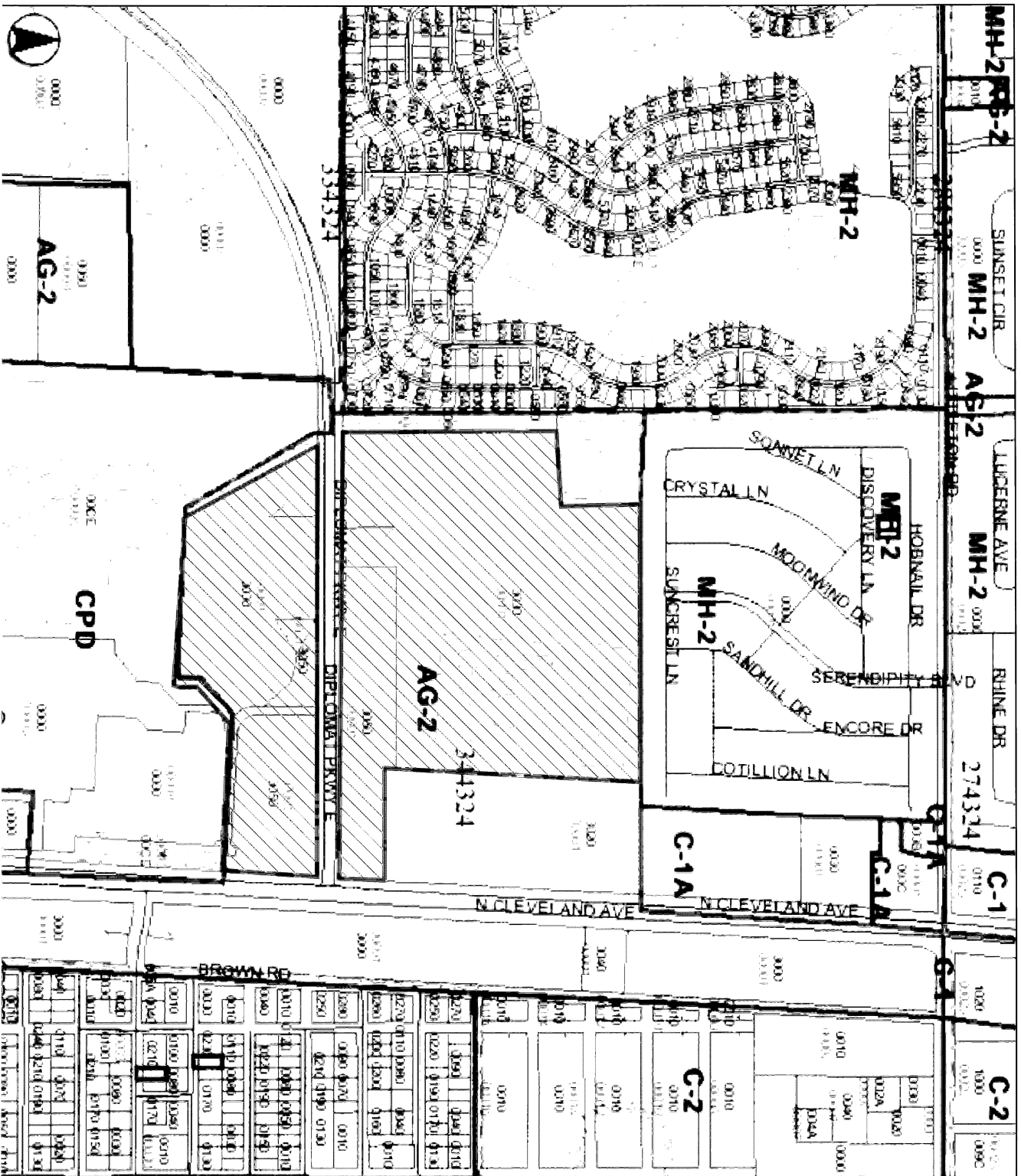
DC12005-00055

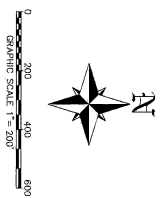
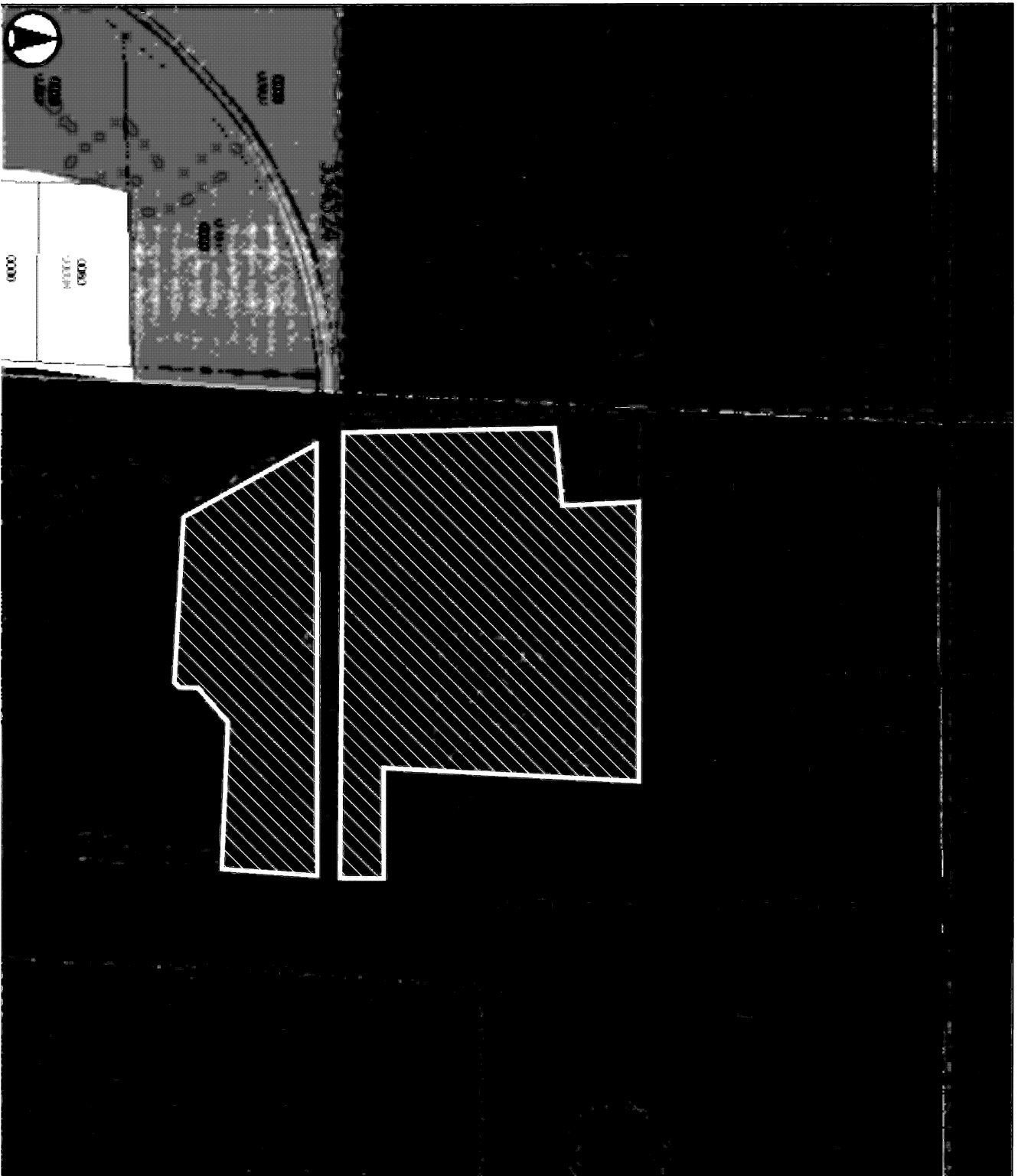
DIPLOMAT RPD/CPD



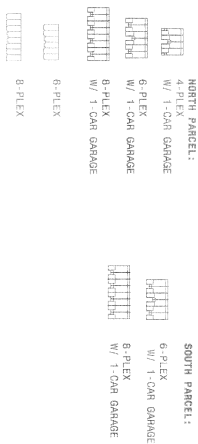
LEE COUNTY
SOUTHWEST FLORIDA

APPLICANT'S EX.
DCEZ005-00055

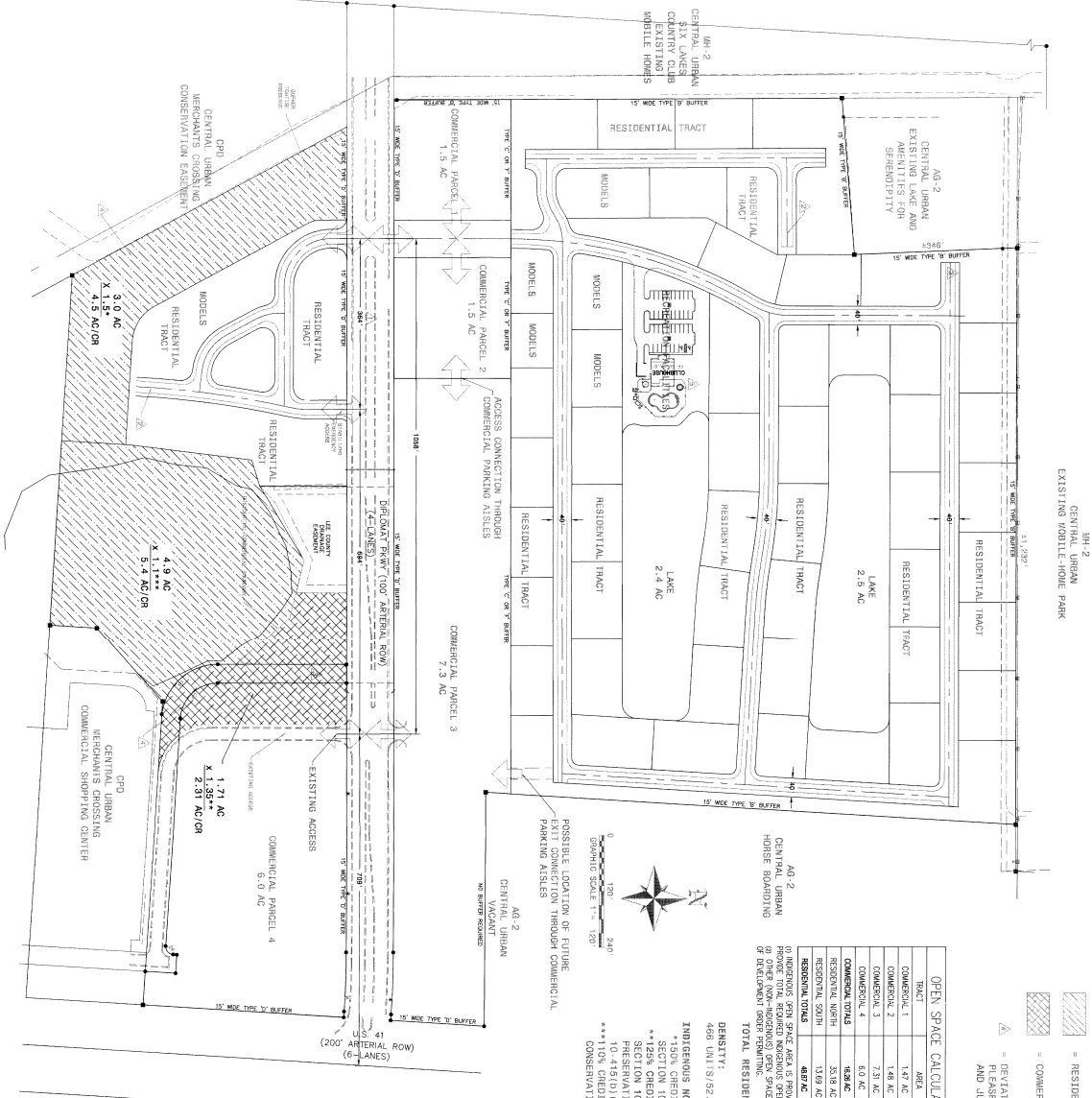
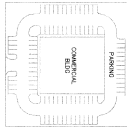




TYPICAL RESIDENTIAL BUILDINGS:



TYPICAL COMMERCIAL BUILDINGS:



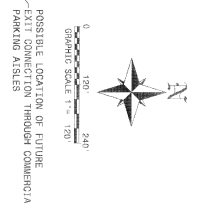
= RESIDENTIAL, INDIGENOUS
 = COMMERCIAL, INDIGENOUS
 = DEVIATION
 PLEASE REFER TO SCHEDULE OF DEVIATIONS
 AND JUSTIFICATIONS

OPEN SPACE CALCULATIONS (SEE FOR COMMERCIAL/USE COMMON OPEN SPACE FOR RESIDENTIAL)

TRACT	AREA	INDIGENOUS REQUIRED	OTHER OPEN SPACE REQUIRED	INDIGENOUS PROVIDED
COMMERCIAL 1	1.42 AC	0.22 AC	0.22 AC	0.22 AC
COMMERCIAL 2	1.42 AC	0.22 AC	0.22 AC	0.22 AC
COMMERCIAL 3	2.78 AC	0.45 AC	0.45 AC	0.45 AC
COMMERCIAL 4	6.03 AC	0.90 AC	0.90 AC	0.90 AC
COMMERCIAL TOTALS	11.65 AC	1.84 AC	1.84 AC	1.84 AC
RESIDENTIAL NORTH	35.18 AC	7.04 AC	7.04 AC	7.04 AC
RESIDENTIAL SOUTH	13.69 AC	2.74 AC	2.74 AC	2.74 AC
RESIDENTIAL TOTALS	48.87 AC	9.77 AC	9.77 AC	9.77 AC
TOTAL	60.52 AC	11.61 AC	11.61 AC	11.61 AC

INDIGENOUS OPEN SPACE AREA IS PROVIDED ON SOUTHERN PORTION OF DEVELOPMENT (12.71 ACRES TOTAL) AND IS TO PROVIDE TOTAL REQUIRED INDIGENOUS OPEN SPACE FOR ALL TRACTS. THE REMAINING INDIGENOUS OPEN SPACE SHALL BE PROVIDED ON THE RESPECTIVE TRACT AND SHALL BE DEDICATED AT THE TIME OF DEVELOPMENT UNDER PERMANENT SPACE SHALL BE PROVIDED ON THE RESPECTIVE TRACT AND SHALL BE DEDICATED AT THE TIME OF DEVELOPMENT.

TOTAL RESIDENTIAL: 488



DENSITY:
 468 UNITS/52.04 AC. = 8.9 UNITS/AC.
 INDIGENOUS NOTES:
 *10% CREDIT FOR MINIMUM 3 ACRES AND 100' WIDTH PER LOC
 **125% CREDIT FOR MINIMUM 1 ACRE AND 75' WIDTH PER LOC
 ***125% CREDIT FOR MINIMUM 1 ACRE AND 75' WIDTH PER LOC
 PRESERVATION ADJACENT TO ROADWAY PER LOC SECTION
 ***10% CREDIT FOR CONNECTION TO OFF-SET ENVIRONMENTAL
 CONSERVATION OR PRESERVE AREAS PER LOC SECTION 10-4(b)(2)b.

RECEIVED
JAN 7 2006

DOI 2005-00055

#UNITS:
 NORTH PARCEL: 418
 SOUTH PARCEL: 50
 TOTAL: 468

N.B.D. DEVELOPMENT, INC

10000 S. COUNTY ROAD 50, SUITE 200
 BOCA RATON, FL 33433
 TEL: (561) 994-4872
 FAX: (561) 994-1736

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
 10000 S. COUNTY ROAD 50, SUITE 200
 BOCA RATON, FL 33433
 TEL: (561) 994-4872
 FAX: (561) 994-1736

CONCEPTUAL SITE PLAN
 DIPLOMAT PARCEL
 LEE COUNTY, FLORIDA

DATE	PROJECT	REVISION	BY	CHK	DATE	FILE NO.
FEB 2005	2005	001	SDJ	-CH	1-1-2005	31-42-74