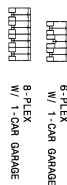
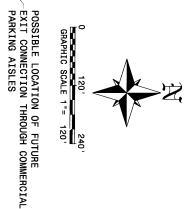
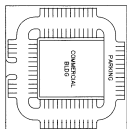


Maps for Case #:

DC12005-00055



TYPICAL COMMERCIAL BUILDINGS:



OPEN SPACE CALCULATIONS (20% FOR COMMERCIAL/40% OPEN SPACE FOR RESIDENTIAL)				
TRACT	AREA	INDONESIAN COMMERICAL	OTHER OPEN SPACE REQUIRED	INDONESIAN PROVIDED
COMMERCIAL 1	1.46 AC	0.22 AC	0.22 AC	0.22 AC
COMMERCIAL 2	1.46 AC	0.22 AC	0.22 AC	0.22 AC
COMMERCIAL 3	7.31 AC	1.10 AC	1.10 AC	1.10 AC
COMMERCIAL 4	1.46 AC	0.22 AC	0.22 AC	0.22 AC
COMMERCIAL TOTALS	17.69 AC	2.76 AC	2.76 AC	2.76 AC
RESIDENTIAL NORTH	35.16 AC	7.04 AC	7.04 AC	7.04 AC
RESIDENTIAL SOUTH	12.47 AC	2.49 AC	2.49 AC	2.49 AC
RESIDENTIAL TOTALS	47.63 AC	9.53 AC	9.53 AC	9.53 AC

INDONESIAN OPEN SPACE AREA IS PROVIDED ON SOUTHERN PORTION OF DEVELOPMENT (12.21 ACRES TOTAL) AND IS 5 TO 10 FEET WIDE. OTHER (NON-INDONESIAN) OPEN SPACE SHALL BE PROVIDED ON THE RESIDENTIAL TRACT AND SHALL BE DENOTED AT THE TIME OF THE DEVELOPMENT ORDER FILING.

**Δ = DEVIATION
PLEASE REFER TO SCHEDULE OF DEVIATIONS
AND JUSTIFICATIONS**

*150% CREDIT FOR MINIMUM 3 ACRES AND 100' WIDTH PER LOC
 SECTION 10-415(b)(2)a.
 **125% CREDIT FOR MINIMUM 1 ACRE AND 75' WIDTH PER LOC
 SECTION 10-415(b)(2)a. AND ADDITIONAL 10% CREDIT FOR
 PRESERVATION ADJACENT TO ROADWAY PER LOC SECTION
 10-415(b)(2)b.
 ***110% CREDIT FOR CONNECTION TO OFF-SITE ENVIRONMENTAL
 CONSERVATION OR PRESERVE AREAS PER LOC SECTION 10-415(b)(2)b.

RECEIVED
NOV 03 2006
COMMUNITY DEVELOPMENT
DCI 2005-000

COMMUNITY DEVELOPMENT
DCI 2005-0006

N.B.D. DEVELOPMENT, INC.

301 YAMATO ROAD, SUITE 319
BOCA RATON, FLORIDA 33431
PH: (561) 994-8572
FAX: (561) 394-7136

Bank's Engineering, Inc.

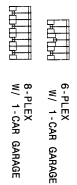
Professional Engineers, Planners & Land Surveyors
EORT MEERS ♦ MADISON ♦ SARASOTA

6840 VILLON PARK DRIVE, SUITE B
APLES, FLORIDA 34109
PHONE: (239) 597-2061 FAX: (239) 597-3081

MASTER CONCEPT PLAN
DIPLOMAT PARCEL

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
FEB 2005	2028	021705	JGH	SDJ	JGH	1" = 120'	1	1	34-43-24



SOUTH PARCEL:

6-PLEX
W/ 1-CAR GARAGE

MH-2
 CENTRAL URBAN
 SIX LAKES
 COUNTRY CLUB
 EXISTING
 MOBILE HOMES



OPEN SPACE CALCULATION (FOR COMBINED OPEN SPACE FOR RESIDENTIAL)				
TRACT	AREA	INDENTED (COMBINED)	OTHER OPEN SPACE PROVIDED	INDENTURES PROVIDED
COMMERCIAL 1	1.47 AC	0.22 AC	0.22 AC	0.22 AC
COMMERCIAL 2	1.48 AC	0.22 AC	0.22 AC	0.22 AC
COMMERCIAL 3	7.77 AC	1.18 AC	1.18 AC	1.18 AC
COMMERCIAL 4	2.42 AC	0.36 AC	0.36 AC	0.36 AC
RESIDENTIAL NORTH	2.88 AC	0.43 AC	0.43 AC	0.43 AC
RESIDENTIAL SOUTH	16.77 AC	6.94 AC	6.94 AC	6.94 AC
RESIDENTIAL TOTAL	61.94 AC	9.40 AC	9.40 AC	9.40 AC

INDENTURES ON OPEN SPACE ARE PROVIDED ON SOUTHERN PORTION OF DEVELOPMENT (32.2) DEENTS TOTAL AND 9.40 AC ON THE NORTH PORTION OF DEVELOPMENT. THE TOTAL INDENTURES ON OPEN SPACE SHALL BE PROVIDED ON THE RESPECTIVE TRACT AND SHALL BE INDENTED AT THE TIME OF DEVELOPMENT UNDER FIRMING.

 = RESIDENTIAL INDIGENOUS

 = COMMERCIAL INDIGENOUS

 = DEVIATION
PLEASE REFER TO SCHEDULE OF DEVIATIONS
AND JUSTIFICATIONS

INDIGENOUS NOTES:
 *150% CREDIT FOR MINIMUM 3 ACRES AND 100' WIDTH PER LDC SECTION 10-415(b)(2)a.
 **125% CREDIT FOR MINIMUM 1 ACRE AND 75' WIDTH PER LDC SECTION 10-415(b)(2)a. AND ADDITIONAL 10% CREDIT FOR PRESERVATION ADJACENT TO ROADWAY PER LDC SECTION 10-415(b)(2)b.
 ***110% CREDIT FOR CONNECTION TO OFFSITE ENVIRONMENTAL CONSERVATION OR PRESERVE AREAS PER LDC SECTION 10-415(b)(2)b.

DCI 2005-00055

RECEIVED
SEP 27 2006
PERMIT COURTESY

BOCA RATON, FLORIDA 33431
PH: (561) 994-8572
FAX: (561) 394-7136

Banks Engineering, Inc.

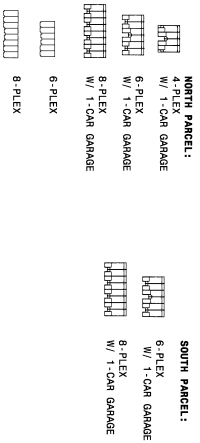
Professional Engineers, Planners & Land Surveyors
 FORT MYERS ♦ NAPLES ♦ SARASOTA
 1640 WILLIAM DRIVE SUITE B

MAPLES, FLORIDA 34109
 PHONE: (239) 697-2061 FAX: (239) 597-3082
 ENGINEERING LICENSE # EB 6449

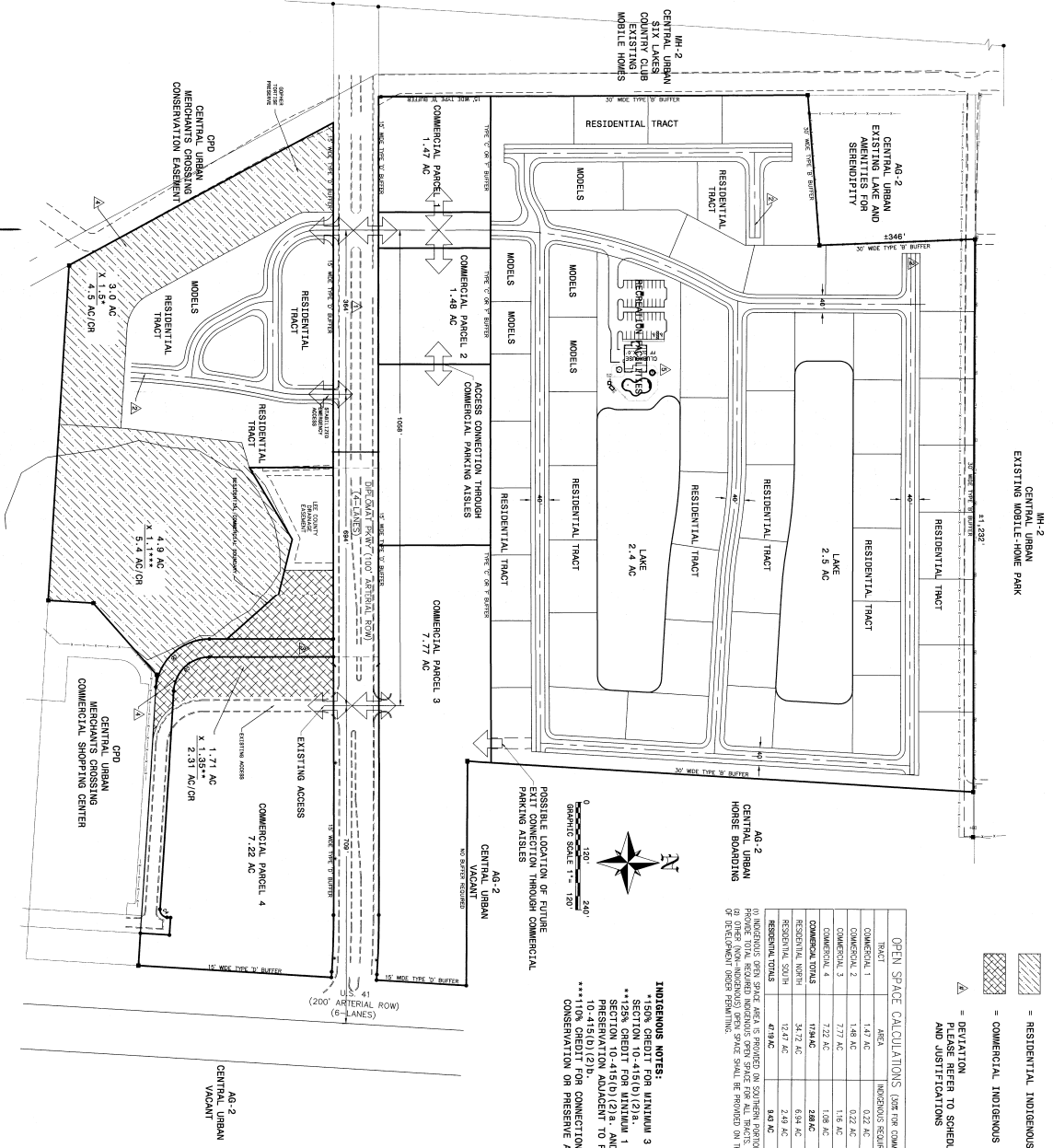
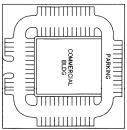
MASTER CONCEPT PLAN
DIPLOMAT PARCEL
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (8-T)
FEB 2005	2028	021705	JGH	SDJ	JGH	1"=120'	1	1	34-43-24

TYPICAL RESIDENTIAL BUILDINGS:



TYPICAL COMMERCIAL BUILDINGS:



LEGEND:
 [Hatched Box] = RESIDENTIAL INDIGENOUS
 [Cross-hatched Box] = COMMERCIAL INDIGENOUS
 [Triangle] = DEVIATION
 PLEASE REFER TO SCHEDULE OF DEVIATIONS AND JUSTIFICATIONS

OPEN SPACE CALCULATIONS (BASED ON COMMON OPEN SPACE FOR RESIDENTIAL)

TRACT	AREA	INDIGENOUS REQUIRED	OTHER OPEN SPACE REQUIRED	INDIGENOUS PROVIDED
COMMERCIAL 1	1.47 AC	0.22 AC	0.22 AC	0.22 AC
COMMERCIAL 2	1.48 AC	0.22 AC	0.22 AC	0.22 AC
COMMERCIAL 3	7.77 AC	1.16 AC	1.16 AC	1.16 AC
COMMERCIAL 4	7.72 AC	1.08 AC	1.08 AC	1.08 AC
COMMERCIAL TOTALS	17.44 AC	2.68 AC	2.68 AC	2.68 AC
RESIDENTIAL TRACTS	35.72 AC	5.14 AC	5.14 AC	5.14 AC
RESIDENTIAL TOTALS	35.72 AC	5.14 AC	5.14 AC	5.14 AC
TOTAL	53.16 AC	7.82 AC	7.82 AC	7.82 AC

(1) INDIGENOUS OPEN SPACE AREA IS PROVIDED IN EXISTING PORTION OF DEVELOPMENT (12.2 AC TOTAL) AND IS TO PROVIDE TOTAL REQUIRED INDIGENOUS OPEN SPACE FOR ALL TRACTS.
 (2) OTHER (NON-INDIGENOUS) OPEN SPACE SHALL BE PROVIDED ON THE RESPECTIVE TRACT AND SHALL BE DELIVERED AT THE TIME OF DEVELOPMENT UNDER FINAL PLAN.

INDIGENOUS NOTES:
 *15% CREDIT FOR MINIMUM 3 ACRES AND 100' WIDTH PER LOC SECTION 10-415(b)(12)(B).
 **SECTION 10-415(b)(12)(B) 1 ACRE AND 75' WIDTH PER LOC SECTION 10-415(b)(12)(B). AND ADDITIONAL 10% CREDIT FOR PRESERVATION ADJACENT TO ROADWAY PER LOC SECTION 10-415(b)(12)(B).
 ***CONNECTION TO OFFSITE ENVIRONMENTAL CONSERVATION ON PRESERVE AREAS PER LOC SECTION 10-415(b)(12)(B).

POSSIBLE LOCATION OF FUTURE
 EXISTING CONNECTION THROUGH COMMERCIAL
 PARKING AISLES
 AG-2
 CENTRAL URBAN
 VACANT
 NO SHOWN RECORD

REVISIONS

NO.	DATE	DESCRIPTION
1	01/11/2011	NO ACCESS AND OPEN SPACE TOTAL
2	01/11/2011	NO ACCESS AND OPEN SPACE TOTAL

N. B. D. DEVELOPMENT, INC.

301 WARD ROAD, SUITE 3191
 BOCA RATON, FLORIDA 33431
 TEL: (561) 394-7188
 FAX: (561) 394-7188

Blankens Engineering, Inc.

Professional Engineers, Planners & Land Surveyors

FOR: N. B. D. DEVELOPMENT, INC.

PROJECT: 10-415(b)(12)(B) 1 ACRE AND 75' WIDTH PER LOC SECTION 10-415(b)(12)(B). AND ADDITIONAL 10% CREDIT FOR PRESERVATION ADJACENT TO ROADWAY PER LOC SECTION 10-415(b)(12)(B).
 ENGINEERING LICENSE # 153448
 SURVEYING LICENSE # 153448

MASTER CONCEPT PLAN

DIPLOMAT PARCEL

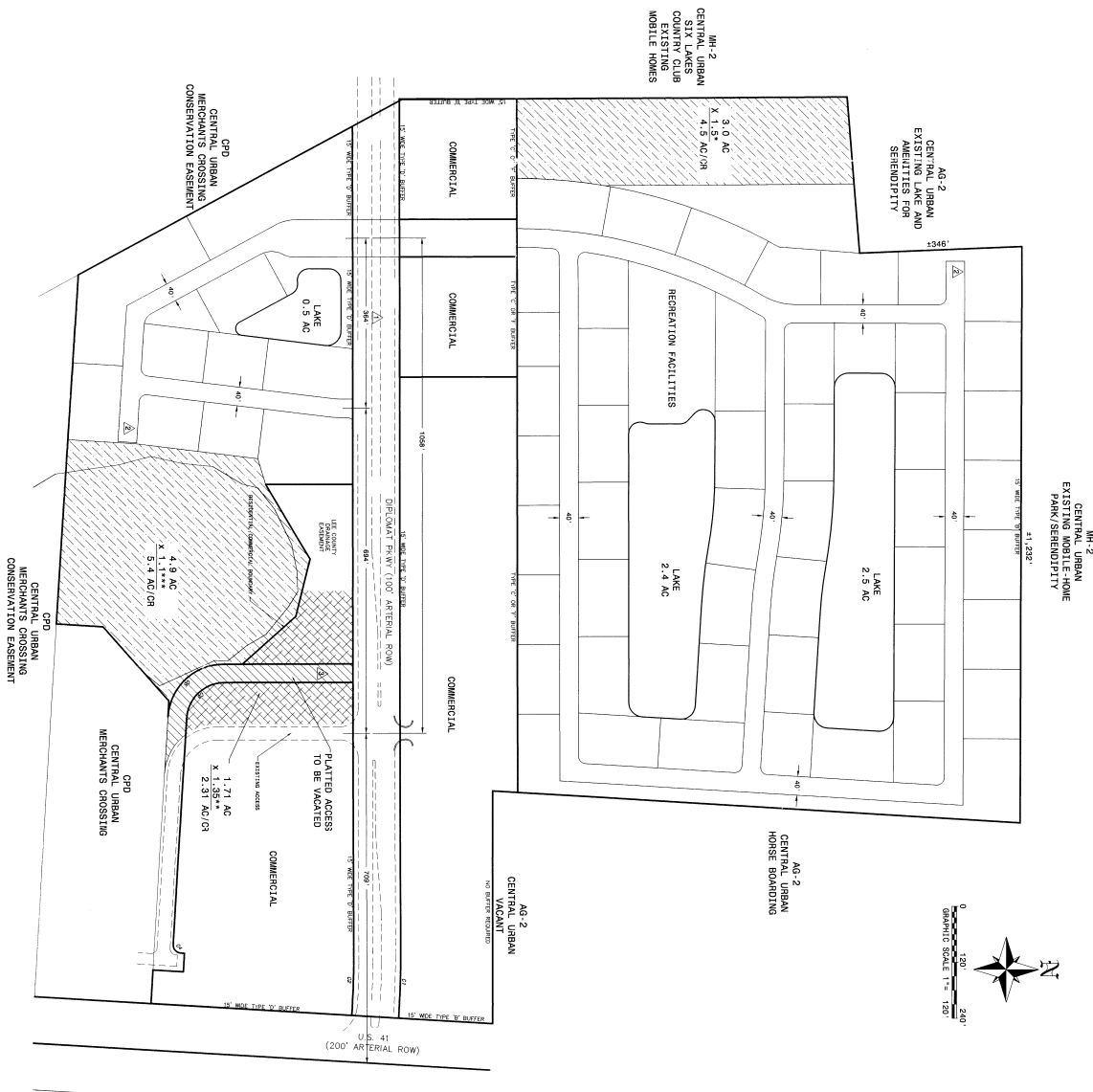
LEE COUNTY, FLORIDA

DATE	PROJECT	CHANGING	REVISION	COMMENTS	SCALE	SHEET	OF	FILE NO.
FEB 2005	2005	02/15/05	JSH	80L	1"=120'	1	1	34-43-24

RECEIVED
 AUG 29 2006
 COMMUNITY DEVELOPMENT

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
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***150% CREDIT FOR MINIMUM 3 ACRES AND 100' WIDTH PER LDC SECTION 10-415(b)(2)a.
 ***125% CREDIT FOR MINIMUM 1 ACRE AND 75' WIDTH PER LDC SECTION 10-415(b)(2)a. AND ADDITIONAL 10% CREDIT FOR PRESERVATION ADVANCEMENT TO ROADWAY PER LDC SECTION 10-415(b)(2)b.
 ***110% CREDIT FOR CONNECTION TO OFFSITE ENVIRONMENTAL CONSERVATION OR PRESERVE AREAS PER LDC SECTION 10-415(b)(2)b.



- = RESIDENTIAL, INDIGENOUS
- = COMMERCIAL, INDIGENOUS
- = PLATTED ACCESS EASEMENT TO BE VACATED
TO ATTAIN REQUIRED COMMERCIAL, INDIGENOUS
AREA

= DEVIATION
PLEASE REFER TO SCHEDULE OF DEVIATIONS
AND JUSTIFICATIONS

TOTAL RESIDENTIAL: 462

DENSITY:
462 UNITS/62.84 AC. = 8.7 UNITS/AC.

OPEN SPACE TABLE:

REDUCED:	AREA (AC)
RESIDENTIAL:	48.86 X 0.40 = 19.54 ACRES
COMMERCIAL:	16.27 X 0.30 = 4.88 ACRES
TOTAL:	65.13 24.42 ACRES

PROVIDED: MINIMUM 24.42 ACRES

INDIGENOUS AREA:

REDUCED:	AREA (AC)
RESIDENTIAL:	48.86 X 0.20 = 9.77 ACRES
COMMERCIAL:	16.27 X 0.15 = 2.44 ACRES
TOTAL:	65.13 12.21 ACRES

PROVIDED: MINIMUM 12.21 ACRES

- *100% CREDIT FOR MINIMUM 9 ACRES AND 100' WIDTH PER LDC
- *125% CREDIT FOR MINIMUM 1 ACRE AND 75' WIDTH PER LDC
- **125% CREDIT FOR MINIMUM 1 ACRE AND 75' WIDTH PER LDC
- **SECTION 10.415(b)(2)a. AND ADDITIONAL 10% CREDIT FOR
PRESERVATION ADJACENT TO ROADWAY PER LDC SECTION
- ***110% CREDIT FOR CONNECTION TO OFFSITE ENVIRONMENTAL
CONSERVATION OR PRESERVE AREAS PER LDC SECTION 10.415(b)(2)b.

GENERAL NOTES AND GENERAL CONDITIONS:

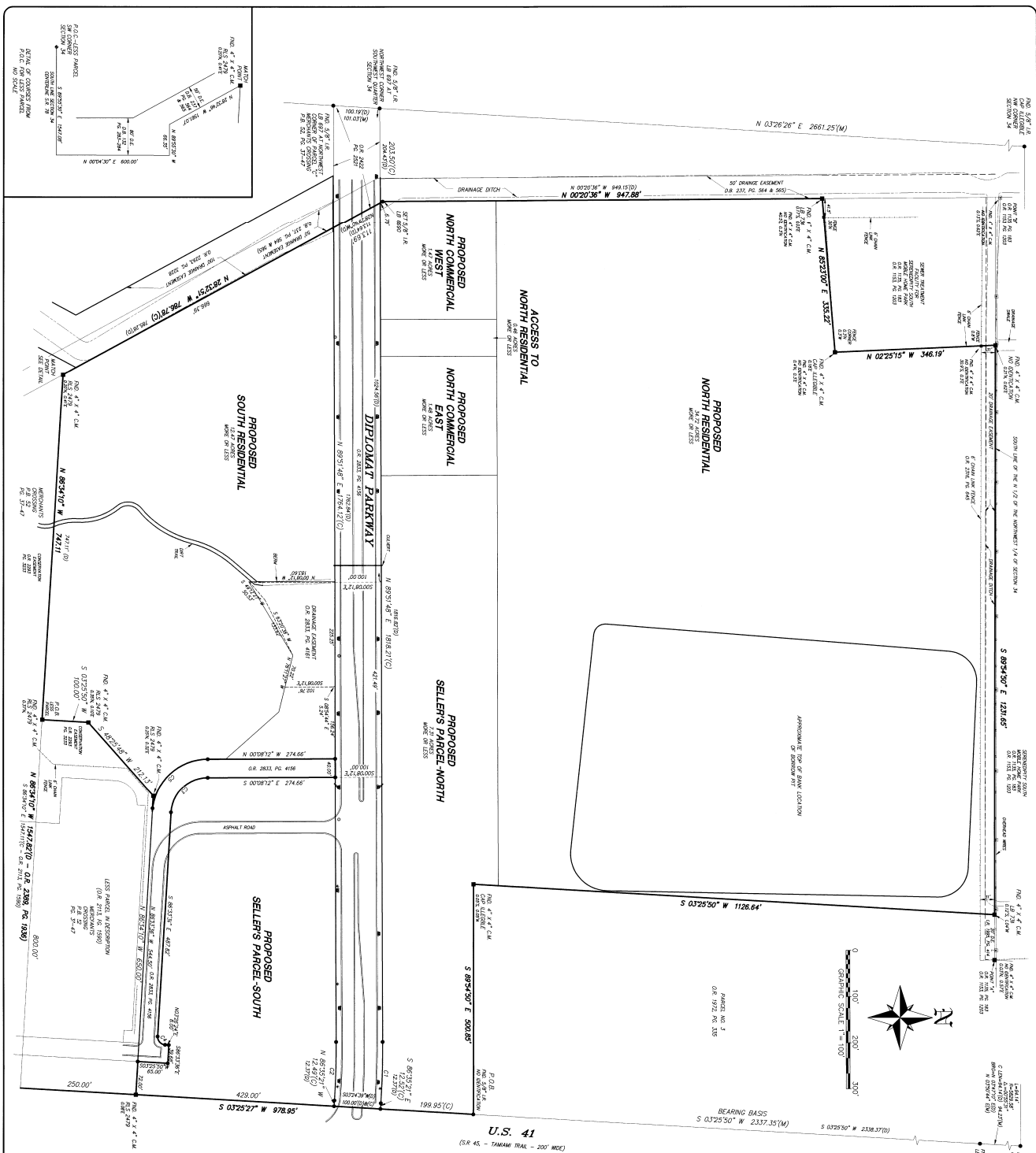
- 1) STRAP NO. 34-43-24-00-00001.0300
- 2) LAND USE AREAS:
SITE AREA: 65.13 ACRES
DIPLOMAT PARKWAY ROW: 4.44 ACRES
- 3) PARCEL ADDRESS: 15501 N. CLEVELAND AVE.
- 4) CURRENT ZONING: AP-2
- 5) PROPOSED ZONING: REPDZD
- 6) PURPOSE AND INTENT: TO DEVELOP AN URBAN
TRUSTED CONCEPT DEVELOPS THE PROJECT'S GENERAL
CONTOUR AND AS SUCH, IS FOR CONCEPTUAL REVIEW AND
ZONING PURPOSES ONLY. THE PLAN'S FINAL LAND USES,
SURFACE WATER MANAGEMENT SYSTEM AND OTHER FUNCTIONAL
DEVELOPMENT ORDER PERMITTING.
- 8) PARKING WILL BE PROVIDED IN ACCORDANCE WITH L.D.C. SECTION
34-2013 THROUGH 34-2022 ON CURRENT DEVELOPMENT CODE
10.415(b)(2)b. AND 10.415(b)(2)c. FOR CONCEPTUAL REVIEW
INTERNAL PARKING LOT LANDSCAPING WILL BE CONSISTENT WITH
L.D.C. 10-415(B), 10-416, & 10-417, ON CURRENT DEVELOPMENT
CODE RULE AT THE TIME OF FINAL DEVELOPMENT ORDER
- 9) FINAL BUILDING AND PARKING CONFIGURATION TO BE DETERMINED
AT THE TIME OF FINAL DEVELOPMENT ORDER.
- 11) ALL LANDSCAPING, OPEN SPACE, AND BUFFERING TO BE IN
CONFORMANCE WITH L.D.C. PROVISIONS FOR ROUTE 90.
- 12) THE PROJECT SIGN LOCATION WILL BE DETERMINED AT THE TIME OF
DEVELOPMENT ORDER.
- 14) THE SURFACE WATER MANAGEMENT SYSTEM WILL BE PERMITTED
AT THE TIME OF DEVELOPMENT ORDER.
- 15) THERE ARE NO AGRICULTURAL USES ON THE PROPERTY.

MASTER CONCEPT PLAN
DIPLOMAT PARKCEL

LEE COUNTY, FLORIDA

DC2005-00055

DATE	PROJECT	DRAWING	DATE	CHECKED	SCALE	SHEET	OF	FILE NO. (3-1-1)
06/09/05	2026	021705	REJ	021705	JOH	1	1	34-43-24



SURVEY PLAT

SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DESIGN FROM
A PARCEL OF LAND[illegible][illegible][illegible]

PAPER, COLORED, 8 1/2" X 11" 100% PURE 99 LBS.
GIRTS OF LAST YEAR WORTH 10-12-14A.
PAPER, 8" X 11" 100% PURE.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2150.00'	03.52.51"	153.12'	153.16'	S 88°21.47' E
C2	2050.00'	03.52.51"	126.93'	126.91'	N 88°21.47' W
C3	80.00'	86.25.24"	120.67'	109.55'	S 43°20.54' E
C4	117.00'	90°00.01"	28.70'	24.04'	N 46°26.24' E
C5	120.00'	86.25.24"	181.00'	164.33'	N 43°20.54' W

Received
JUN 03 2005

DCI2005-00055

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY

OPTIONAL RECORDS BOOK
DEED BOOK
PLAT BOOK
POINT OF COMMENCEMENT
POINT OF BEGINNING
DEED DESCRIPTION

HERETO DESCRIBED PROPERTY IS A
REPRESENTATION OF A FIELD SLANTY
MAP DESCRIPTION AND MEETS THE MINIMUM
REQUIREMENTS FOR A CORPUS
SICUTUM IN THE STATE OF FLORIDA
472.027, FLORIDA STATUTES.

James H. Smith

- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL, INCISED SEAL OF LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY BY OTHER THAN THE SIGNING PARTY PROMOTED WITHOUT WRITTEN CONSENT OF PARTIES.

UTILITY POLE GRADE WIRE	DISCONNECT POSITION
- IT IS NOT A REPRESENTATION OF TITLE STRIKES, OR FREEDOM OF ENCLAVES	
- THIS STATUTE WAS INTRODUCED WITHOUT DISCUSSING OF TITLE AND ALL MATTERS SHOULD BE REFERRED TO AN ATTORNEY	

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS • NAPLES • SARASOTA
6640 WILLOW PARK DRIVE, SUITE B
NAPLES, FLORIDA 34109
PHONE: (239) 597-2061 FAX: (239) 597-3082
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LS 6690

PREPARED FOR:

N.B.D. DEVELOPMENT CO.

301 YAMATO ROAD SUITE 3191
BOCA RATON, FLORIDA 33431
(561) 994-8572

BOUNDARY SURVEY U.S. 41/DIPLOMAT PARKWAY LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (5-T-18)
10-7-04	2028	SR	TCS	TCS	TCS	1"=100'	1	1	34-43-24