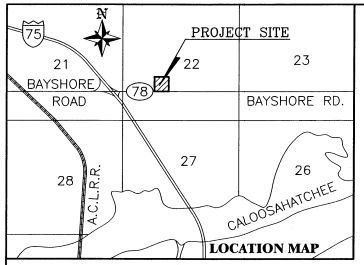
kwiktag® 026 619 280

Maps for case #:

DCI2005-00100



GENERAL NOTES

ALL REQUIREMENTS WILL BE IN ACCORDANCE WITH THE LDC, EXCEPT AS MAY BE PROVIDED ON THE MASTER CONCEPT PLAN.

ALL FUTURE BUILDING FOOTPRINTS AND PARKING CONFIGURATIONS WILL BE CONSISTENT WITH THE PROPERTY DEVELOPMENT REGULATIONS.

AREAS A AND B REFER TO THE ZONING SCHEDULE OF USES AND PROPERTY DEVELOPMENT REGULATIONS.

NO PUBLIC TRANSIT FACILITIES ARE BEING PROVIDED ONSITE.

LOT LINES IN AREA A ARE CONCEPTUAL IN NATURE.

PROPOSED PRITCHETT PKWY.
(RE-ALIGNMENT R/W)
(APPROXIMATE LOCATION)

SPECIAL NOTE 1:
AT THE TIME OF DEVELOPMENT ORDER SUBMITTAL, THE FINAL LOCATION OF THIS INTERSECTION SHALL BE COORDINATED WITH ANY DEFINITIVE PLANS OF THE PRITCHETT PKWY. RE-ALIGNMENT THAT MAY EXIST AT THAT TIME.

SITE DATA

LEE PLAN DESIGNATION:	INTERCHANGE-GENERAL
EXISTING ZONING DESIGNATION:	AG-2
EXISTING LAND USE:	VACANT
PROPOSED ZONING DESIGNATION:	CPD
GROSS AREA:	8.75± ACRES
STRAP NUMBER(S):	22-43-25-00-00023.0000

UTILITY SERVICE BY:

SEWER: NORTH FORT MYERS UTILITY, INC.
WATER: LEE COUNTY UTILITIES

OPEN SPACE CALCULATIONS

NET AREA:	8.75± ACRES
OPEN SPACE REQUIRED:	2.63 ACRES (30%)
OPEN SPACE PROVIDED:	2.63 ACRES (30% MINIMUM)
INDIGENOUS PRESERVATION:	1.05 ACRES x 125% CREDIT = 1.32 ACRES

EX. DRIVEWAY

75' MIN. BLDG. SETBACK

INDIGENOUS PRESERVE AREA/ENLARGED BUFFER
(FINAL LOCATION TO BE DETERMINED AT DEVELOPMENT ORDER)
1.05 ACRES x 125% CREDIT = 1.32 ACRES

200' MIN.

"NO RIGHT TURN" SIGN

8' HIGH MASONRY WALL/ BERM COMBINATION

150' MIN. BLDG. SETBACK

30' MIN. TYP. BLDG. SETBACK TO INDIGENOUS PRESERVE AREAS

COVERED PARKING 20' FROM PRESERVE

SERVICE AREAS

INTERCEPT DRAINAGE SWALE

STORMWATER (DRY) DETENTION AREA

5' TYPE "A" BUFFER

15' TYPE "D" BUFFER

125' MIN.

WELLS ROAD (LOCAL) (50' R/W) (2-LANES)

AREA B
(NO SUBDIVISION INTO LOTS)

SERVICE AREAS

COVERED PARKING

70' MIN. BLDG. SETBACK

COVERED PARKING

ACCESSWAY

SERVICE AREAS

SERVICE AREAS

24' ACCESS EASEMENT FOR ADJOINING PROPERTY LOCATION TO BE DETERMINED AT DEVELOPMENT ORDER

AREA A
(MINIMUM 2 LOTS/MAXIMUM 3 LOTS)
SEE PROPERTY DEVELOPMENT REGULATIONS FOR AREA AND DIMENSION CRITERIA

APPROXIMATE SIGN LOCATION

APPROVED
Master Concept Plan
Site Plan # Z-06-046 Page 1 of 1
Subject to conditions in Resolution Z-06-046
Case # DCI2005-00100

RECEIVED
SEP 0 6 2005

DCI 2005-00100

APPROXIMATE SIGN LOCATION

STORMWATER (DRY) DETENTION AREA

15' TYPE "D" BUFFER

15' TYPE "D" BUFFER

125' MIN. (SEE SPECAIL NOTE)

600'±

405'±

COMMERCIAL DRIVEWAY

BAYSHORE ROAD STATE ROAD NO. 78 (ARTERIAL)
(100' R/W)
(2-LANES)

140'±

290'±

460'±

1/4-MILE TO I-75 INTERCHANGE

UNNAMED DRIVE (NOT OPEN)

PELICAN WAY

EASI LAKE DRIVE

SCALE: 1"=40'

NO.	DATE	
5	8/30/06	UPDATE MCP FOR ZONING RESOLUTION
4	3/16/06	COVERED PARKING MIN. 10' FROM PRESERVE
3	3/02/06	REVISIONS PER SUFFICIENCY LETTER DATED MARCH 1, 2006
2	2/14/06	RELOCATE 8' HIGH MASONARY WALL
1	12/22/05	REV. PER LEE CO. STAFF COMMENTS, ADD SERVICE AREA, C/L DISTANCES, SWALES, BLDG. SETBACK, SEATING

NOT AUTHORIZED FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

JRI Engineering, Inc.
Planning Engineering Surveying Aerial Photography & Photogrammetry Services
2328 Hancock Bridge Parkway, Ste. 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jrengineeringinc.com
Engineering Business Certificate of Authorization No. 5424

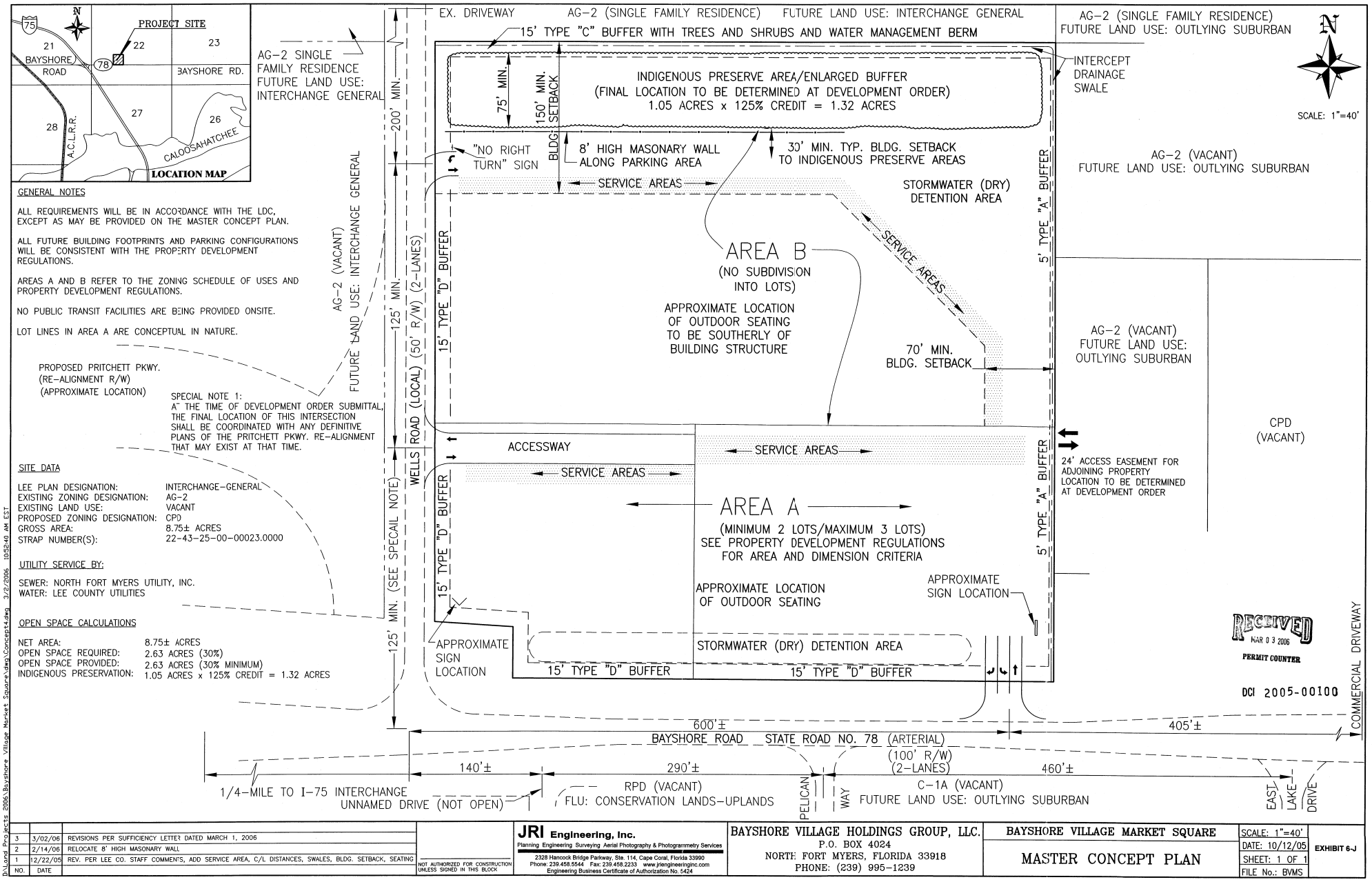
BAYSHORE VILLAGE HOLDINGS GROUP, LLC.
P.O. BOX 4024
NORTH FORT MYERS, FLORIDA 33918
PHONE: (239) 995-1239

BAYSHORE VILLAGE MARKET SQUARE

MASTER CONCEPT PLAN

SCALE: 1"=40'
DATE: 10/12/05
SHEET: 1 OF 1
FILE No.: BVMS

D:\Land Projects 2006\Bayshore Village Market Square\dwg\Concept5.dwg 8/31/2006 10:46:00 AM EDT



GENERAL NOTES

ALL REQUIREMENTS WILL BE IN ACCORDANCE WITH THE LDC, EXCEPT AS MAY BE PROVIDED ON THE MASTER CONCEPT PLAN.

ALL FUTURE BUILDING FOOTPRINTS AND PARKING CONFIGURATIONS WILL BE CONSISTENT WITH THE PROPERTY DEVELOPMENT REGULATIONS.

AREAS A AND B REFER TO THE ZONING SCHEDULE OF USES AND PROPERTY DEVELOPMENT REGULATIONS.

NO PUBLIC TRANSIT FACILITIES ARE BEING PROVIDED ONSITE.

LOT LINES IN AREA A ARE CONCEPTUAL IN NATURE.

SITE DATA

LEE PLAN DESIGNATION:	INTERCHANGE-GENERAL
EXISTING ZONING DESIGNATION:	AG-2
EXISTING LAND USE:	VACANT
PROPOSED ZONING DESIGNATION:	CPD
GROSS AREA:	8.75± ACRES
STRAP NUMBER(S):	22-43-25-00-00023.0000

UTILITY SERVICE BY:

SEWER: NORTH FORT MYERS UTILITY, INC.
WATER: LEE COUNTY UTILITIES

OPEN SPACE CALCULATIONS

NET AREA:	8.75± ACRES
OPEN SPACE REQUIRED:	2.63 ACRES (30%)
OPEN SPACE PROVIDED:	2.63 ACRES (30% MINIMUM)
INDIGENOUS PRESERVATION:	1.05 ACRES x 125% CREDIT = 1.32 ACRES

RECEIVED
MAR 03 2006
PERMIT COUNTER
DCI 2005-00100

NO.	DATE	
3	3/02/06	REVISIONS PER SUFFICIENCY LETTER DATED MARCH 1, 2006
2	2/14/06	RELOCATE 8' HIGH MASONARY WALL
1	12/22/05	REV. PER LEE CO. STAFF COMMENTS, ADD SERVICE AREA, C/L DISTANCES, SWALES, BLDG. SETBACK, SEATING

NOT AUTHORIZED FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

JRI Engineering, Inc.
Planning Engineering Surveying Aerial Photography & Photogrammetry Services
2328 Hancock Bridge Parkway, Ste. 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jriengineeringinc.com
Engineering Business Certificate of Authorization No. 5424

BAYSHORE VILLAGE HOLDINGS GROUP, LLC.
P.O. BOX 4024
NORTH FORT MYERS, FLORIDA 33918
PHONE: (239) 995-1239

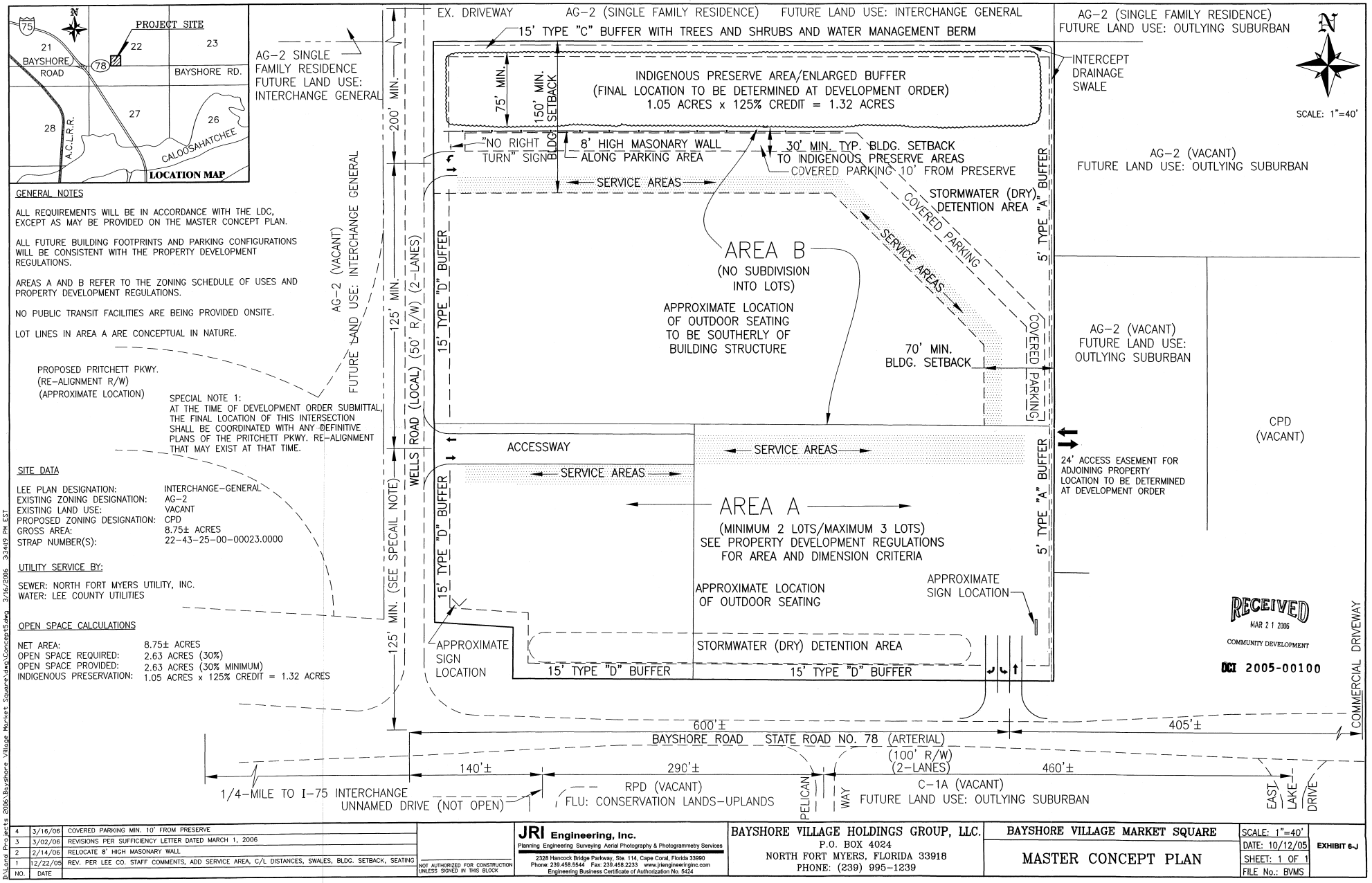
BAYSHORE VILLAGE MARKET SQUARE

MASTER CONCEPT PLAN

SCALE: 1"=40'
DATE: 10/12/05
SHEET: 1 OF 1
FILE No.: BVMS

EXHIBIT 6-J

D:\Land Projects 2006\Bayshore Village Market Square\dwg\Concept4.dwg 3/2/2006 10:50:40 AM EST



GENERAL NOTES

ALL REQUIREMENTS WILL BE IN ACCORDANCE WITH THE LDC, EXCEPT AS MAY BE PROVIDED ON THE MASTER CONCEPT PLAN.

ALL FUTURE BUILDING FOOTPRINTS AND PARKING CONFIGURATIONS WILL BE CONSISTENT WITH THE PROPERTY DEVELOPMENT REGULATIONS.

AREAS A AND B REFER TO THE ZONING SCHEDULE OF USES AND PROPERTY DEVELOPMENT REGULATIONS.

NO PUBLIC TRANSIT FACILITIES ARE BEING PROVIDED ONSITE.

LOT LINES IN AREA A ARE CONCEPTUAL IN NATURE.

SITE DATA

LEE PLAN DESIGNATION:	INTERCHANGE-GENERAL
EXISTING ZONING DESIGNATION:	AG-2
EXISTING LAND USE:	VACANT
PROPOSED ZONING DESIGNATION:	CPD
GROSS AREA:	8.75± ACRES
STRAP NUMBER(S):	22-43-25-00-00023.0000

UTILITY SERVICE BY:

SEWER: NORTH FORT MYERS UTILITY, INC.
WATER: LEE COUNTY UTILITIES

OPEN SPACE CALCULATIONS

NET AREA:	8.75± ACRES
OPEN SPACE REQUIRED:	2.63 ACRES (30%)
OPEN SPACE PROVIDED:	2.63 ACRES (30% MINIMUM)
INDIGENOUS PRESERVATION:	1.05 ACRES x 125% CREDIT = 1.32 ACRES

RECEIVED
MAR 21 2006
COMMUNITY DEVELOPMENT
DCI 2005-00100

NO.	DATE	
4	3/16/06	COVERED PARKING MIN. 10' FROM PRESERVE
3	3/02/06	REVISIONS PER SUFFICIENCY LETTER DATED MARCH 1, 2006
2	2/14/06	RELOCATE 8' HIGH MASONARY WALL
1	12/22/05	REV. PER LEE CO. STAFF COMMENTS, ADD SERVICE AREA, C/L DISTANCES, SWALES, BLDG. SETBACK, SEATING

NOT AUTHORIZED FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

JRI Engineering, Inc.
Planning Engineering Surveying Aerial Photography & Photogrammetry Services
2328 Hancock Bridge Parkway, Ste. 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jriengineeringinc.com
Engineering Business Certificate of Authorization No. 5424

BAYSHORE VILLAGE HOLDINGS GROUP, LLC.
P.O. BOX 4024
NORTH FORT MYERS, FLORIDA 33918
PHONE: (239) 995-1239

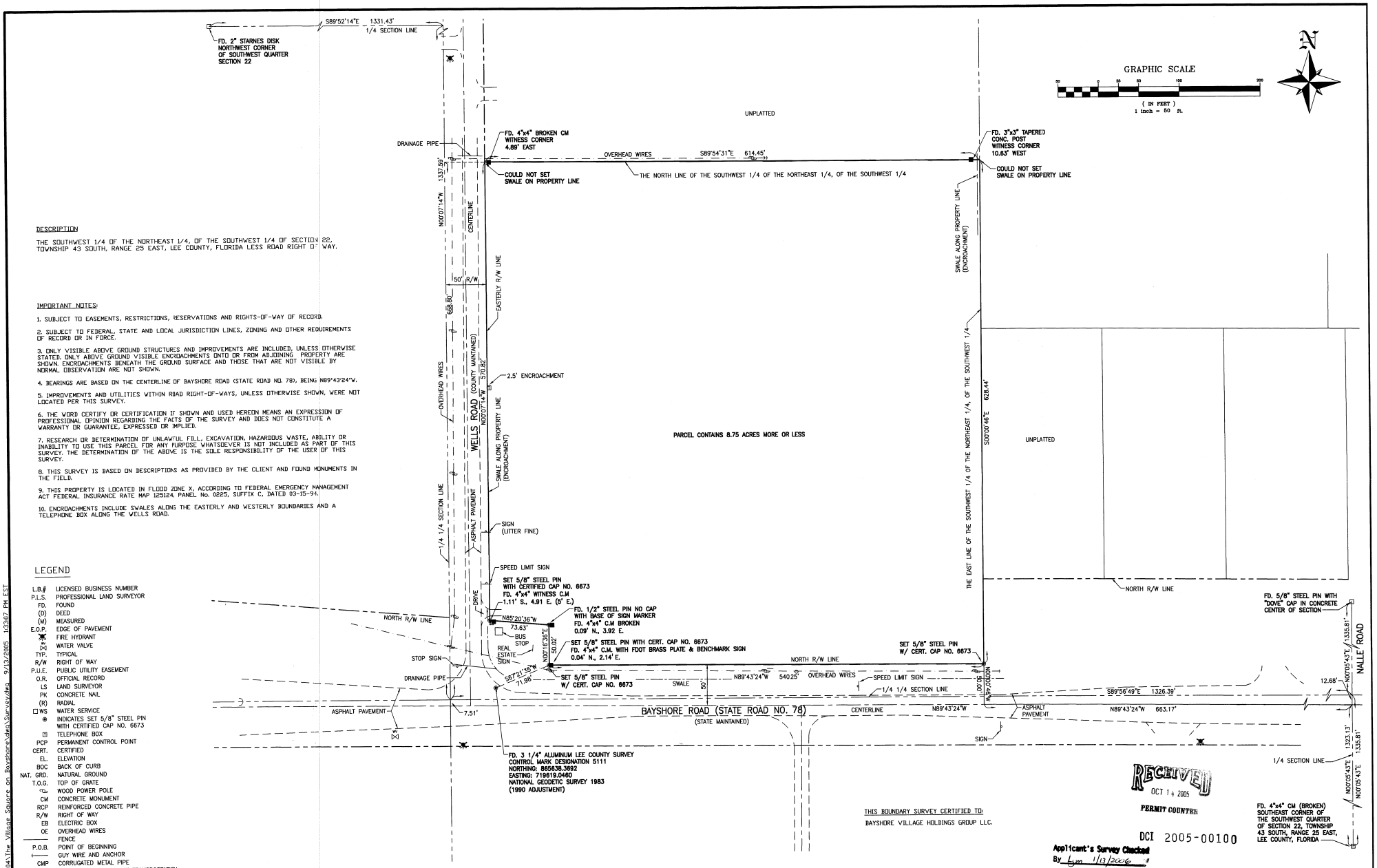
BAYSHORE VILLAGE MARKET SQUARE

MASTER CONCEPT PLAN

SCALE: 1"=40'
DATE: 10/12/05
SHEET: 1 OF 1
FILE No.: BVMS

EXHIBIT 6-J

D:\Land Projects 2006\Bayshore Village Market Square\dwg\Concept5.dwg 3/16/2006 3:34:19 PM EST



DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA LESS ROAD RIGHT OF WAY.

IMPORTANT NOTES:

1. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
2. SUBJECT TO FEDERAL, STATE AND LOCAL JURISDICTION LINES, ZONING AND OTHER REQUIREMENTS OF RECORD OR IN FORCE.
3. ONLY VISIBLE ABOVE GROUND STRUCTURES AND IMPROVEMENTS ARE INCLUDED, UNLESS OTHERWISE STATED. ONLY ABOVE GROUND VISIBLE ENCROACHMENTS ONTO OR FROM ADJOINING PROPERTY ARE SHOWN. ENCROACHMENTS BENEATH THE GROUND SURFACE AND THOSE THAT ARE NOT VISIBLE BY NORMAL OBSERVATION ARE NOT SHOWN.
4. BEARINGS ARE BASED ON THE CENTERLINE OF BAYSHORE ROAD (STATE ROAD NO. 78), BEING N89°43'24"W.
5. IMPROVEMENTS AND UTILITIES WITHIN ROAD RIGHT-OF-WAYS, UNLESS OTHERWISE SHOWN, WERE NOT LOCATED PER THIS SURVEY.
6. THE WORD CERTIFY OR CERTIFICATION IF SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. RESEARCH OR DETERMINATION OF UNLAWFUL FILL, EXCAVATION, HAZARDOUS WASTE, ABILITY OR INABILITY TO USE THIS PARCEL FOR ANY PURPOSE WHATSOEVER IS NOT INCLUDED AS PART OF THIS SURVEY. THE DETERMINATION OF THE ABOVE IS THE SOLE RESPONSIBILITY OF THE USER OF THIS SURVEY.
8. THIS SURVEY IS BASED ON DESCRIPTIONS AS PROVIDED BY THE CLIENT AND FOUND MONUMENTS IN THE FIELD.
9. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT ACT FEDERAL INSURANCE RATE MAP 125124, PANEL No. 0225, SUFFIX C, DATED 03-15-94.
10. ENCROACHMENTS INCLUDE SWALES ALONG THE EASTERLY AND WESTERLY BOUNDARIES AND A TELEPHONE BOX ALONG THE WELLS ROAD.

LEGEND

L.B.#	LICENSED BUSINESS NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR
FD.	FOUND
(D)	DEED
(M)	MEASURED
E.O.P.	EDGE OF PAVEMENT
	FIRE HYDRANT
	WATER VALVE
TYP.	TYPICAL
R/W	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
O.R.	OFFICIAL RECORD
LS	LAND SURVEYOR
PK	CONCRETE NAIL
(R)	RADIAL
WS	WATER SERVICE
	INDICATES SET 5/8" STEEL PIN WITH CERTIFIED CAP NO. 6673
	TELEPHONE BOX
PCP	PERMANENT CONTROL POINT
CERT.	CERTIFIED
EL.	ELEVATION
BOC	BACK OF CURB
NAT. GRD.	NATURAL GROUND
T.O.G.	TOP OF GRATE
	WOOD POWER POLE
CM	CONCRETE MONUMENT
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
	ELECTRIC BOX
OE	OVERHEAD WIRES
	FENCE
P.O.B.	POINT OF BEGINNING
	GUY WIRE AND ANCHOR
CMP	CORRUGATED METAL PIPE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

THIS BOUNDARY SURVEY CERTIFIED TO:

BAYSHORE VILLAGE HOLDINGS GROUP LLC.

RECEIVED
OCT 14 2005
PERMIT COUNTER

DCI 2005-00100

Applicant's Survey Checked
By Lyn 1/13/2006

SCALE: 1' = 50'
SHEET: 1 OF 1
DATE: SEPTEMBER 12, 2005
PROJECT: -
PATH:
DATE OF LAST FIELD WORK: 9/9/05

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JRI Engineering, Inc.
Planning Engineering Surveying Aerial Photography & Photogrammetry Services
2328 Hancock Bridge Parkway, Ste. 114, Cape Coral, Florida 33990
Phone: 239.458.5644 Fax: 239.458.2233 www.jrienginneringinc.com
Surveying Business Certificate of Authorization No. 6673

BOUNDARY SURVEY

PARCEL IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

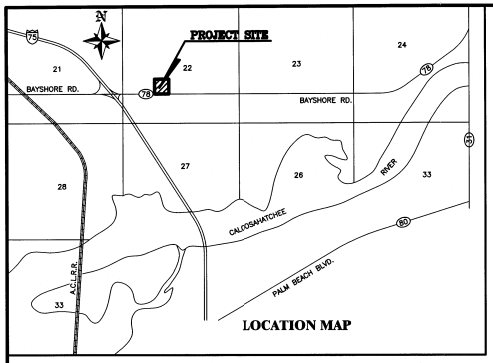
THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS SURVEY HAS BEEN PREPARED BY INFORMATION FURNISHED BY OUR CLIENT AND IS NOT A CERTIFICATION OF TITLE, GUARANTEE OF OWNERSHIP OR FREEDOM FROM ENCUMBRANCES.
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6673

RONALD KERFOOT, PLS
FL CERTIFICATE # 5994
DATE OF SIGNATURE: 9/13/05

EXHIBIT 6-A

C:\Land Projects 2004\The Village Square on Bayshore\dwg\Survey.dwg 9/13/2005 1:33:47 PM EST



GENERAL NOTES

ALL REQUIREMENTS WILL BE IN ACCORDANCE WITH THE LDC, EXCEPT AS MAY BE PROVIDED ON THE MASTER CONCEPT PLAN.

ALL FUTURE BUILDING FOOTPRINTS AND PARKING CONFIGURATIONS WILL BE CONSISTENT WITH THE PROPERTY DEVELOPMENT REGULATIONS.

AREAS A AND B REFER TO THE ZONING SCHEDULE OF USES AND PROPERTY DEVELOPMENT REGULATIONS.

NO PUBLIC TRANSIT FACILITIES ARE BEING PROVIDED ONSITE.

LOT LINES IN AREA A ARE CONCEPTUAL IN NATURE.

SITE DATA

LEE PLAN DESIGNATION:	INTERCHANGE-GENERAL
EXISTING ZONING DESIGNATION:	AG-2
EXISTING LAND USE:	VACANT
PROPOSED ZONING DESIGNATION:	CPD
GROSS AREA:	8.75± ACRES
STRAP NUMBER(S):	22-43-25-00-00023.0000

PROPOSED DEVELOPMENT

	AREA A	AREA B	
MAX BLDG. HT./STORIES	35'/2 STORIES	35'/2 STORIES	
MAX. FLOOR AREA	29,999 S.F.	70,000 S.F.	99,999 S.F. TOTAL)

REQUIRED PARKING

THE PARKING REQUIRED FOR EACH BUILDING SHALL BE PROVIDED AT THE TIME OF DEVELOPMENT ORDER APPLICATION AND MEET LDC REQUIREMENTS.

OPEN SPACE CALCULATIONS

NET AREA:	8.75± ACRES
OPEN SPACE REQUIRED:	2.63 ACRES (30%)
OPEN SPACE PROVIDED:	2.63 ACRES (30% MINIMUM)
INDIGENOUS PRESERVATION:	1.05 ACRES x 125% CREDIT = 1.32 ACRES

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLA. LESS ROAD R/W

EX. DRIVEWAY
AG-2 (RESIDENCE)
200' MIN.
AG-2 (VACANT)
125' MIN.
125' MIN. (SEE SPECIAL NOTE)
WELLS ROAD (LOCAL)
8' HIGH MASONRY WALL AND WATER MANAGEMENT BERM COMBINATION
15' TYPE "C" BUFFER WITH TREES AND SHRUBS PLANTED ON RESIDENCE SIDE OF WALL
INTERCEPT DRAINAGE SWALE
INDIGENOUS PRESERVE AREA/ENLARGED BUFFER
(FINAL LOCATION TO BE DETERMINED AT DEVELOPMENT ORDER)
1.05 ACRES x 125% CREDIT = 1.32 ACRES
75' MIN.
150' MIN. BLDG. SETBACK
30' MIN. TYP. BLDG. SETBACK TO INDIGENOUS PRESERVE AREAS
"NO RIGHT TURN" SIGN
SERVICE AREAS
STORMWATER (DRY) DETENTION AREA
15' TYPE "D" BUFFER
5' TYPE "A" BUFFER
AREA B
(NO SUBDIVISION INTO LOTS)
APPROXIMATE LOCATION OF OUTDOOR SEATING
70' MIN. BLDG. SETBACK
PROPOSED PRITCHETT PKWY. (RE-ALIGNMENT R/W)
(APPROXIMATE LOCATION)
SPECIAL NOTE 1:
AT THE TIME OF DEVELOPMENT ORDER SUBMITTAL, THE FINAL LOCATION OF THIS INTERSECTION SHALL BE COORDINATED WITH ANY DEFINITIVE PLANS OF THE PRITCHETT PKWY. RE-ALIGNMENT THAT MAY EXIST AT THAT TIME.
ACCESSWAY
AREA A
(MINIMUM 2 LOTS/MAXIMUM 3 LOTS)
SEE PROPERTY DEVELOPMENT REGULATIONS FOR AREA AND DIMENSION CRITERIA
24' ACCESS EASEMENT FOR ADJOINING PROPERTY LOCATION TO BE DETERMINED AT DEVELOPMENT ORDER
APPROXIMATE SIGN LOCATION
APPROXIMATE SIGN LOCATION
AG-2 (RESIDENCE)
AG-2 (VACANT)
CPD (VACANT)
COMMERCIAL DRIVEWAY
600'±
405'±
BAYSHORE ROAD STATE ROAD NO. 78
1/4-MILE TO I-75 INTERCHANGE
140'±
290'±
460'±
UNNAMED DRIVE (NOT OPEN)
RPD (VACANT)
PELICAN MAN
C-1A (VACANT)
LAST LAKE DRIVE

RECEIVED
JAN 17 2006
COMMUNITY DEVELOPMENT

PROJECT ATTORNEY: KNOTT, CONSOER, EBELINI, HART & SWETT, P.A.
1625 HENDRY STREET
FT. MYERS, FLORIDA 33902
www.knott-law.com

PROJECT ECOLOGIST: BOYLAN ENVIRONMENTAL CONSULTANTS, INC.
11000 METRO PARKWAY, SUITE 4
FT. MYERS, FLORIDA 33912

TRAFFIC CONSULTANT: METRO TRANSPORTATION GROUP, INC.
12651 MCGREGOR BLVD., SUITE 4-403
FORT MYERS, FLORIDA 33919

NO.	DATE	
1	12/22/05	REV. PER LEE CO. STAFF COMMENTS, ADD SERVICE AREA, C/L DISTANCES, SWALES, BLDG. SETBACK, SEATING

NOT AUTHORIZED FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

JRI Engineering, Inc.
Planning Engineering Surveying Aerial Photography & Photogrammetry Services
2328 Hancock Bridge Parkway, Ste. 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jriengineeringinc.com
Engineering Business Certificate of Authorization No. 5424

BAYSHORE VILLAGE HOLDINGS GROUP, LLC.
P.O. BOX 4024
NORTH FORT MYERS, FLORIDA 33918
PHONE: (239) 995-1239

BAYSHORE VILLAGE MARKET SQUARE

MASTER CONCEPT PLAN

SCALE: 1"=40'
DATE: OCT. 12, 2005
SHEET: 1 OF 1
FILE No.: BVMS

EXHIBIT 6-J

DCI 2005-00100

C:\Land Projects 2005\Bayshore Village Market Square\dwg\Concept3.dwg 12/22/2005 5:20:49 PM EST

FLUCCS LEGEND

411 PINE FLATWOODS, 8.74 AC (ENTIRE PARCEL)

SPECIES TRANSECTS DEPICTED BY DASHED LINE

PROTECTED SPECIES LEGEND

(A) Active Tortoise Burrow, 0

(I) Inactive Tortoise Burrow, 3*

AB Abandoned Tortoise Burrow, 0

***The water table was a couple inches below existing grade at time of inspection due to extreme rainfall amounts. The burrows were classified as inactive but may actually be abandoned.**

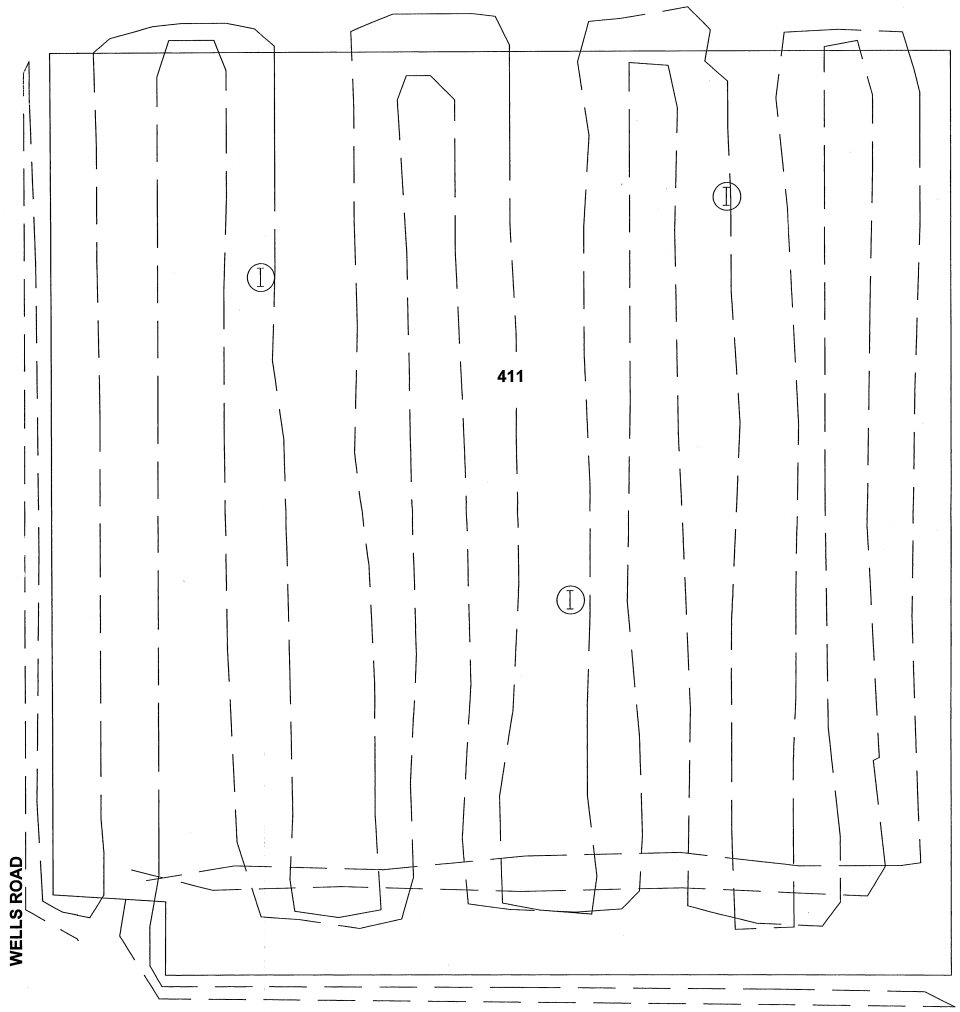
DCI2005-00100

JOB # 2005-118	BAYSHORE 8.74 ACRE	COUNTY LEE	Boylan Environmental Consultants, Inc.
SCALE 1"=40'	PROTECTED SPECIES GRAPHIC	SEC 22	Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
FILE PSS		TWP 43S	11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (239)418-0671
DRAWN BY JDK		RNG 26E	
DATE 7/18/05		REVISIONS	

N

BEC

Scale: 1" = 40'



FLUCCS LEGEND

411 PINE FLATWOODS, 8.74 AC (ENTIRE PARCEL)

SPECIES TRANSECTS DEPICTED BY DASHED LINE

PROTECTED SPECIES LEGEND

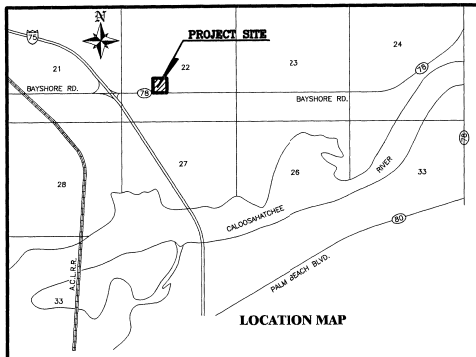
(A) Active Tortoise Burrow, 0

(I) Inactive Tortoise Burrow, 3*

AB Abandoned Tortoise Burrow, 0

***The water table was a couple inches below existing grade at time of inspection due to extreme rainfall amounts. The burrows were classified as inactive but may actually be abandoned.**

JOB # 2005-118	BAYSHORE 8.74 ACRE	COUNTY LEE	Boylan Environmental Consultants, Inc.
SCALE 1"=40'	PROTECTED SPECIES GRAPHIC	SEC 22	Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
FILE PSS		TWP 43S	11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (239)418-0671
DRAWN BY JDK		RNG 25E	
DATE 7/18/05		REVISIONS	



LOCATION MAP

GENERAL NOTES

ALL REQUIREMENTS WILL BE IN ACCORDANCE WITH THE LDC, EXCEPT AS MAY BE PROVIDED ON THE MASTER CONCEPT PLAN.

ALL FUTURE BUILDING FOOTPRINTS AND PARKING CONFIGURATIONS WILL BE CONSISTENT WITH THE PROPERTY DEVELOPMENT REGULATIONS.

AREAS A AND B REFER TO THE ZONING SCHEDULE OF USES AND PROPERTY DEVELOPMENT REGULATIONS.

NO PUBLIC TRANSIT FACILITIES ARE BEING PROVIDED ONSITE.

LOT LINES IN AREA A ARE CONCEPTUAL IN NATURE.

SITE DATA

LEE PLAN DESIGNATION:	INTERCHANGE-GENERAL
EXISTING ZONING DESIGNATION:	AG-2
EXISTING LAND USE:	VACANT
PROPOSED ZONING DESIGNATION:	CPD
GROSS AREA:	8.75± ACRES
STRAP NUMBER(S):	22-43-25-00-00023.0000

PROPOSED DEVELOPMENT

	AREA A	AREA B	
MAX BLDG. HT./STORIES	35'/2 STORIES	35'/2 STORIES	
MAX. FLOOR AREA	30,000 S.F.	70,000 S.F.	(100,000 S.F. TOTAL)

REQUIRED PARKING

THE PARKING REQUIRED FOR EACH BUILDING SHALL BE PROVIDED AT THE TIME OF DEVELOPMENT ORDER APPLICATION AND MEET LDC REQUIREMENTS.

OPEN SPACE CALCULATIONS

NET AREA:	8.75± ACRES
OPEN SPACE REQUIRED:	2.63 ACRES (30%)
OPEN SPACE PROVIDED:	2.63 ACRES (30% MINIMUM)
INDIGENOUS PRESERVATION:	1.05 ACRES x 125% CREDIT = 1.32 ACRES

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLA. LESS ROAD R/W

AG-2 (RESIDENCE)

AG-2 (VACANT)

AG-2 (RESIDENCE)

8' HIGH MASONRY WALL AND WATER MANAGEMENT BERM COMBINATION
15' TYPE "C" BUFFER WITH TREES AND SHRUBS PLANTED ON RESIDENCE SIDE OF WALL

75' MIN.

INDIGENOUS PRESERVE AREA/ENLARGED BUFFER
(FINAL LOCATION TO BE DETERMINED AT DEVELOPMENT ORDER)
1.05 ACRES x 125% CREDIT = 1.32 ACRES

AG-2 (VACANT)

15' TYPE "D" BUFFER

AREA B

5' TYPE "A" BUFFER

WELLS ROAD

ACCESSWAY

AG-2 (VACANT)

24' ACCESS EASEMENT FOR ADJOINING PROPERTY LOCATION TO BE DETERMINED AT DEVELOPMENT ORDER

CPD (VACANT)

15' TYPE "D" BUFFER

AREA A

5' TYPE "A" BUFFER

APPROXIMATE SIGN LOCATION

STORMWATER RETENTION AREA

APPROXIMATE SIGN LOCATION

15' TYPE "D" BUFFER

15' TYPE "D" BUFFER

PROJECT ATTORNEY: KNOTT, CONSOER, EBELINI, HART & SWETT, P.A.
1625 HENDRY STREET
FT. MYERS, FLORIDA 33902
www.knott-law.com

PROJECT ECOLOGIST: BOYLAN ENVIRONMENTAL CONSULTANTS, INC.
11000 METRO PARKWAY, SUITE 4
FT. MYERS, FLORIDA 33912

TRAFFIC CONSULTANT: METRO TRANSPORTATION GROUP, INC.
12651 MCGREGOR BLVD., SUITE 4-403
FORT MYERS, FLORIDA 33919

BAYSHORE ROAD STATE ROAD NO. 78

600'±

1/4-MILE TO I-75 INTERCHANGE

RPD (VACANT)

C-1A (VACANT)

DCI2005-00100

NO.	DATE	

NOT AUTHORIZED FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

JRI Engineering, Inc.
Planning Engineering Surveying Aerial Photography & Photogrammetry Services
2328 Hancock Bridge Parkway, Ste. 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jrlengineeringinc.com
Engineering Business Certificate of Authorization No. 5424

BAYSHORE VILLAGE HOLDINGS GROUP, LLC.
P.O. BOX 4024
NORTH FORT MYERS, FLORIDA 33918
PHONE: (239) 995-1239

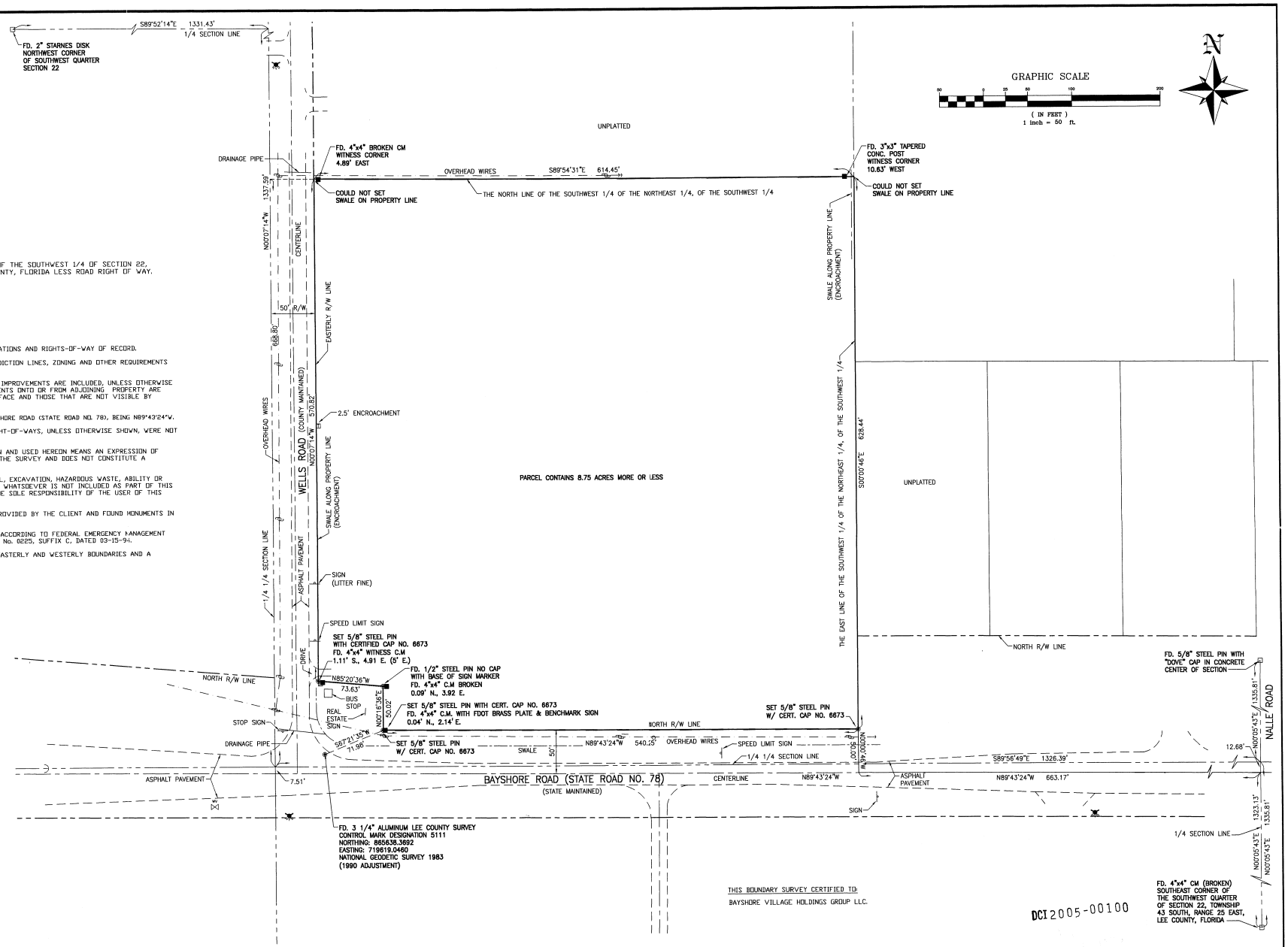
BAYSHORE VILLAGE MARKET SQUARE

MASTER CONCEPT PLAN

SCALE: 1"=40'
DATE: OCT. 12, 2005
SHEET: 1 OF 1
FILE No.: BVMS

EXHIBIT 6-J

P:\Land Projects 2004\Bayshore Village Market Square\dwg\Concept3.dwg 10/13/2005 10:53:37 AM EST



DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA LESS ROAD RIGHT OF WAY.

IMPORTANT NOTES:

1. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2. SUBJECT TO FEDERAL, STATE AND LOCAL JURISDICTION LINES, ZONING AND OTHER REQUIREMENTS OF RECORD OR IN FORCE.

3. ONLY VISIBLE ABOVE GROUND STRUCTURES AND IMPROVEMENTS ARE INCLUDED, UNLESS OTHERWISE STATED. ONLY ABOVE GROUND VISIBLE ENCROACHMENTS ONTO OR FROM ADJOINING PROPERTY ARE SHOWN. ENCROACHMENTS BENEATH THE GROUND SURFACE AND THOSE THAT ARE NOT VISIBLE BY NORMAL OBSERVATION ARE NOT SHOWN.

4. BEARINGS ARE BASED ON THE CENTERLINE OF BAYSHORE ROAD (STATE ROAD NO. 78), BEING N89°43'24"W.

5. IMPROVEMENTS AND UTILITIES WITHIN ROAD RIGHT-OF-WAYS, UNLESS OTHERWISE SHOWN, WERE NOT LOCATED PER THIS SURVEY.

6. THE WORD CERTIFY OR CERTIFICATION IF SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

7. RESEARCH OR DETERMINATION OF UNLAWFUL FILL, EXCAVATION, HAZARDOUS WASTE, ABILITY OR INABILITY TO USE THIS PARCEL FOR ANY PURPOSE WHATSOEVER IS NOT INCLUDED AS PART OF THIS SURVEY. THE DETERMINATION OF THE ABOVE IS THE SOLE RESPONSIBILITY OF THE USER OF THIS SURVEY.

8. THIS SURVEY IS BASED ON DESCRIPTIONS AS PROVIDED BY THE CLIENT AND FOUND MONUMENTS IN THE FIELD.

9. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT ACT FEDERAL INSURANCE RATE MAP 125124, PANEL No. 0225, SUFFIX C, DATED 03-15-94.

10. ENCROACHMENTS INCLUDE SWALES ALONG THE EASTERLY AND WESTERLY BOUNDARIES AND A TELEPHONE BOX ALONG THE WELLS ROAD.

LEGEND

L.B.#	LICENSED BUSINESS NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR
FD.	FOUND
(D)	DEED
(M)	MEASURED
E.O.P.	EDGE OF PAVEMENT
	FIRE HYDRANT
	WATER VALVE
TYP.	TYPICAL
R/W	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
O.R.	OFFICIAL RECORD
LS	LAND SURVEYOR
PK	CONCRETE NAIL
(R)	RADIAL
WS	WATER SERVICE
	INDICATES SET 5/8" STEEL PIN WITH CERTIFIED CAP NO. 6673
	TELEPHONE BOX
PCP	PERMANENT CONTROL POINT
CERT.	CERTIFIED
EL.	ELEVATION
BOC	BACK OF CURB
NAT. GRD.	NATURAL GROUND
T.O.G.	TOP OF GRATE
	WOOD POWER POLE
CM	CONCRETE MONUMENT
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
EB	ELECTRIC BOX
OE	OVERHEAD WIRES
	FENCE
P.O.B.	POINT OF BEGINNING
	GUY WIRE AND ANCHOR
CMP	CORRUGATED METAL PIPE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

THIS BOUNDARY SURVEY CERTIFIED TO:

BAYSHORE VILLAGE HOLDINGS GROUP LLC.

DCI2005-00100

SCALE: 1" = 50'
SHEET: 1 OF 1
DATE: SEPTEMBER 12, 2005
PROJECT: -
PATH: -
DATE OF LAST FIELD WORK: 9/9/05

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JRI Engineering, Inc.
Planning Engineering Surveying Aerial Photography & Photogrammetry Services
2328 Hancock Bridge Parkway, Ste. 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jriengineeringinc.com
Surveying Business Certificate of Authorization No. 6673

BOUNDARY SURVEY

PARCEL IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

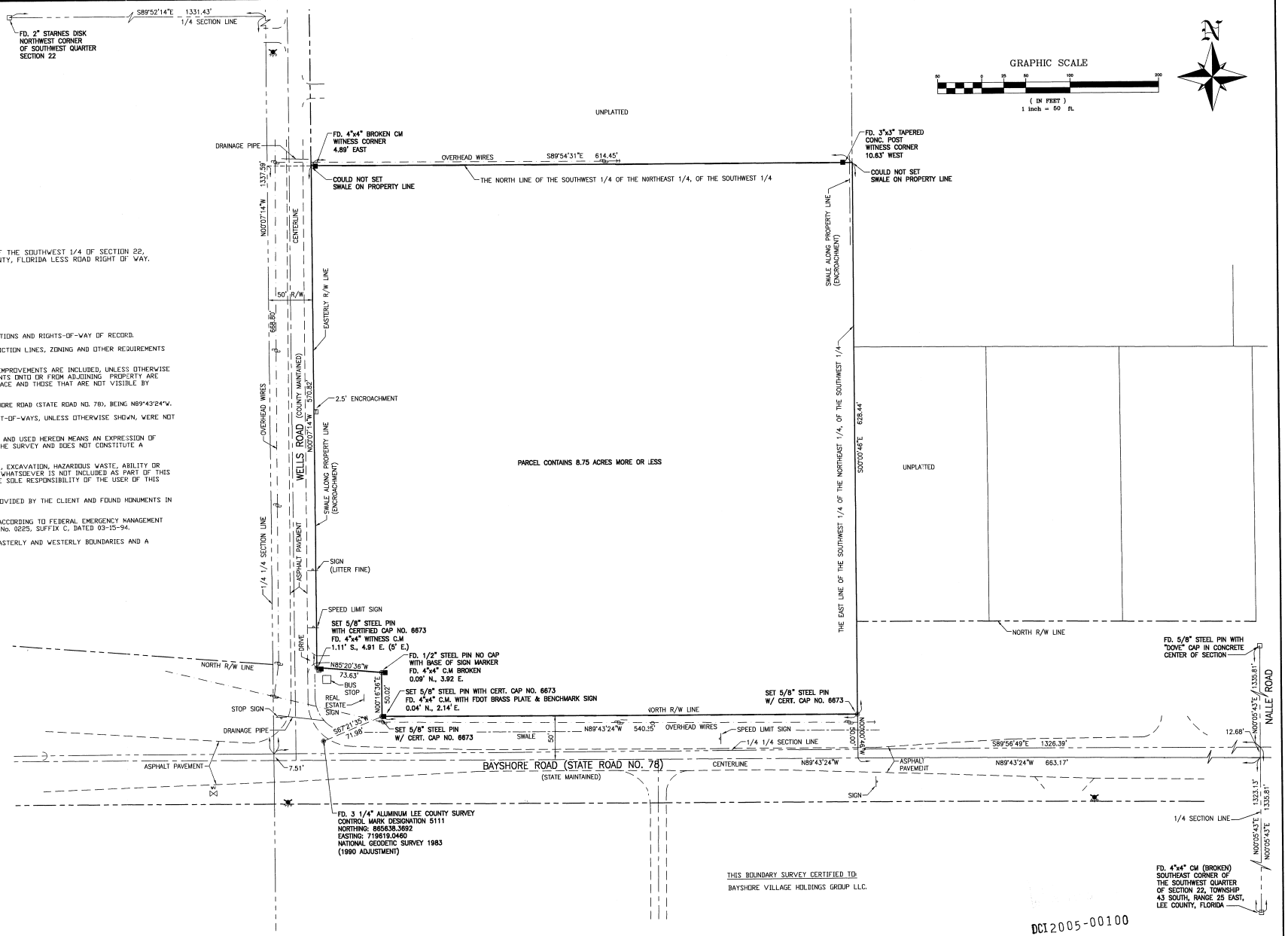
THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS SURVEY HAS BEEN PREPARED BY INFORMATION FURNISHED BY OUR CLIENT AND IS NOT A CERTIFICATION OF TITLE, GUARANTEE OF OWNERSHIP OR FREEDOM FROM ENCUMBRANCES.
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6673

RONALD KERFOOT, PLS
FL CERTIFICATE # 2994
DATE OF SIGNATURE: 9/12/05

EXHIBIT 6-A

C:\Land Projects 2004\The Village Square on Bayshore\Misc\Surveydwg 9/13/2005 13:07 PM EST



DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA LESS ROAD RIGHT OF WAY.

IMPORTANT NOTES:

1. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2. SUBJECT TO FEDERAL, STATE AND LOCAL JURISDICTION LINES, ZONING AND OTHER REQUIREMENTS OF RECORD OR IN FORCE.

3. ONLY VISIBLE ABOVE GROUND STRUCTURES AND IMPROVEMENTS ARE INCLUDED, UNLESS OTHERWISE STATED. ONLY ABOVE GROUND VISIBLE ENCROACHMENTS ONTO OR FROM ADJOINING PROPERTY ARE SHOWN. ENCROACHMENTS BENEATH THE GROUND SURFACE AND THOSE THAT ARE NOT VISIBLE BY NORMAL OBSERVATION ARE NOT SHOWN.

4. BEARINGS ARE BASED ON THE CENTERLINE OF BAYSHORE ROAD (STATE ROAD NO. 78), BEING N89°43'24"W.

5. IMPROVEMENTS AND UTILITIES WITHIN ROAD RIGHT-OF-WAYS, UNLESS OTHERWISE SHOWN, WERE NOT LOCATED PER THIS SURVEY.

6. THE WORD CERTIFY OR CERTIFICATION IF SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

7. RESEARCH OR DETERMINATION OF UNLAWFUL FILL, EXCAVATION, HAZARDOUS WASTE, ABILITY OR INABILITY TO USE THIS PARCEL FOR ANY PURPOSE WHATSOEVER IS NOT INCLUDED AS PART OF THIS SURVEY. THE DETERMINATION OF THE ABOVE IS THE SOLE RESPONSIBILITY OF THE USER OF THIS SURVEY.

8. THIS SURVEY IS BASED ON DESCRIPTIONS AS PROVIDED BY THE CLIENT AND FOUND MONUMENTS IN THE FIELD.

9. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT ACT FEDERAL INSURANCE RATE MAP 125124, PANEL No. 0225, SUFFIX C, DATED 03-15-94.

10. ENCROACHMENTS INCLUDE SWALES ALONG THE EASTERLY AND WESTERLY BOUNDARIES AND A TELEPHONE BOX ALONG THE WELLS ROAD.

LEGEND

L.B.#	LICENSED BUSINESS NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR
FD.	FOUND
(D)	DEED
(M)	MEASURED
E.O.P.	EDGE OF PAVEMENT
	FIRE HYDRANT
	WATER VALVE
TYP.	TYPICAL
R/W	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
O.R.	OFFICIAL RECORD
LS	LAND SURVEYOR
PK	CONCRETE NAIL
(R)	RADIAL
WS	WATER SERVICE
	INDICATES SET 5/8" STEEL PIN WITH CERTIFIED CAP NO. 6673
	TELEPHONE BOX
PCP	PERMANENT CONTROL POINT
CERT.	CERTIFIED
EL.	ELEVATION
BOC	BACK OF CURB
NAT. GRD.	NATURAL GROUND
T.O.G.	TOP OF GRATE
	WOOD POWER POLE
CM	CONCRETE MONUMENT
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
EB	ELECTRIC BOX
OE	OVERHEAD WIRES
	FENCE
P.O.B.	POINT OF BEGINNING
	GUY WIRE AND ANCHOR
CMP	CORRUGATED METAL PIPE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

THIS BOUNDARY SURVEY CERTIFIED TO:

BAYSHORE VILLAGE HOLDINGS GROUP LLC.

DCI2005-00100

SCALE: 1" = 50'	PROJECT: -
SHEET: 1 OF 1	PATH: -
DATE: SEPTEMBER 12, 2005	DATE OF LAST FIELD WORK: 9/9/05
REVISIONS:	

NO.	DATE	DESCRIPTION	BY

JRI Engineering, Inc.
Planning Engineering Surveying Aerial Photography & Photogrammetry Services
2328 Hancock Bridge Parkway, Ste. 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jrienginneringinc.com
Surveying Business Certificate of Authorization No. 6673

BOUNDARY SURVEY

PARCEL IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS SURVEY HAS BEEN PREPARED BY INFORMATION FURNISHED BY OUR CLIENT AND IS NOT A CERTIFICATION OF TITLE, GUARANTEE OF OWNERSHIP OR FREEDOM FROM ENCUMBRANCES.
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6673

RONALD KERFOOT, PLS
FL CERTIFICATE # 3994
DATE OF SIGNATURE: 9/13/05

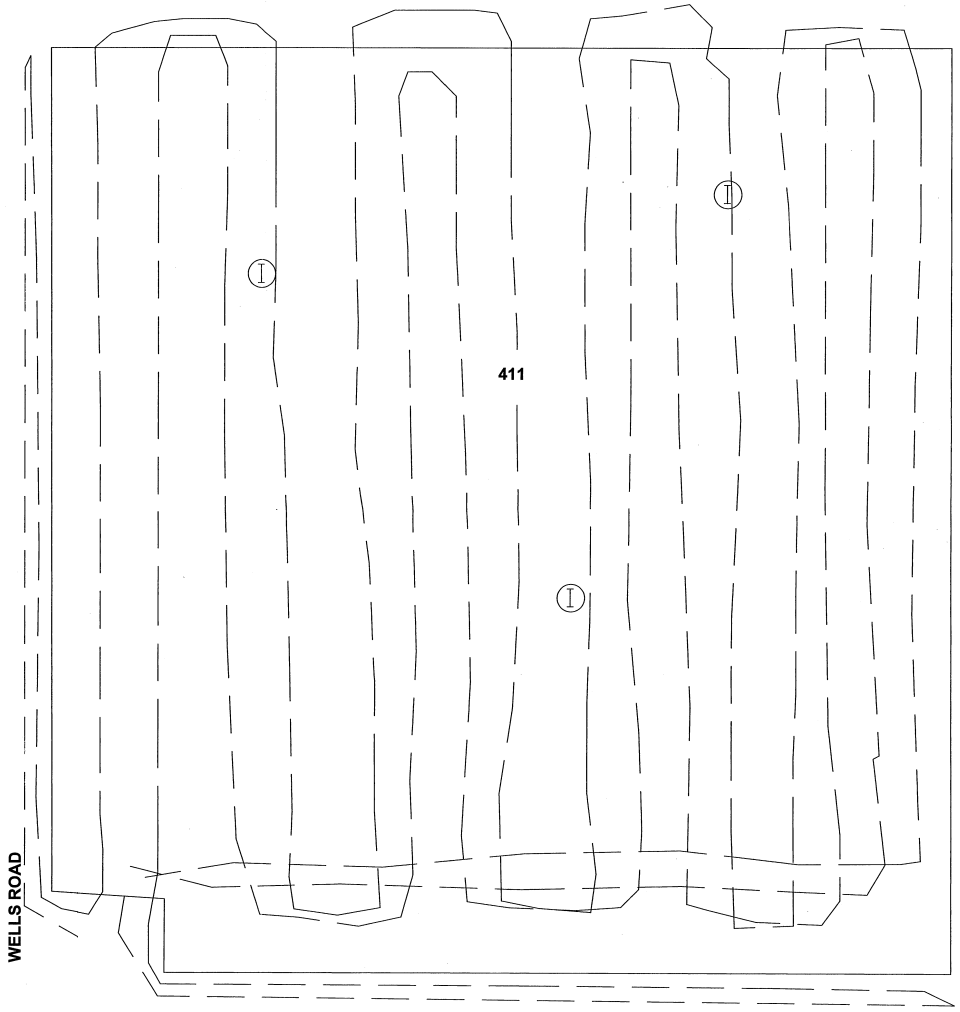
EXHIBIT PH-3.D.3

D:\Land Projects 2004\The Village Square on Bayshore\Data\Survey.dwg 9/13/2005 13:30:7 PM EST

N

BEC

Scale: 1" = 40'



BAYSHORE ROAD

FLUCCS LEGEND

411 PINE FLATWOODS, 8.74 AC (ENTIRE PARCEL)

SPECIES TRANSECTS DEPICTED BY DASHED LINE

PROTECTED SPECIES LEGEND

(A) Active Tortoise Burrow, 0

(I) Inactive Tortoise Burrow, 3*

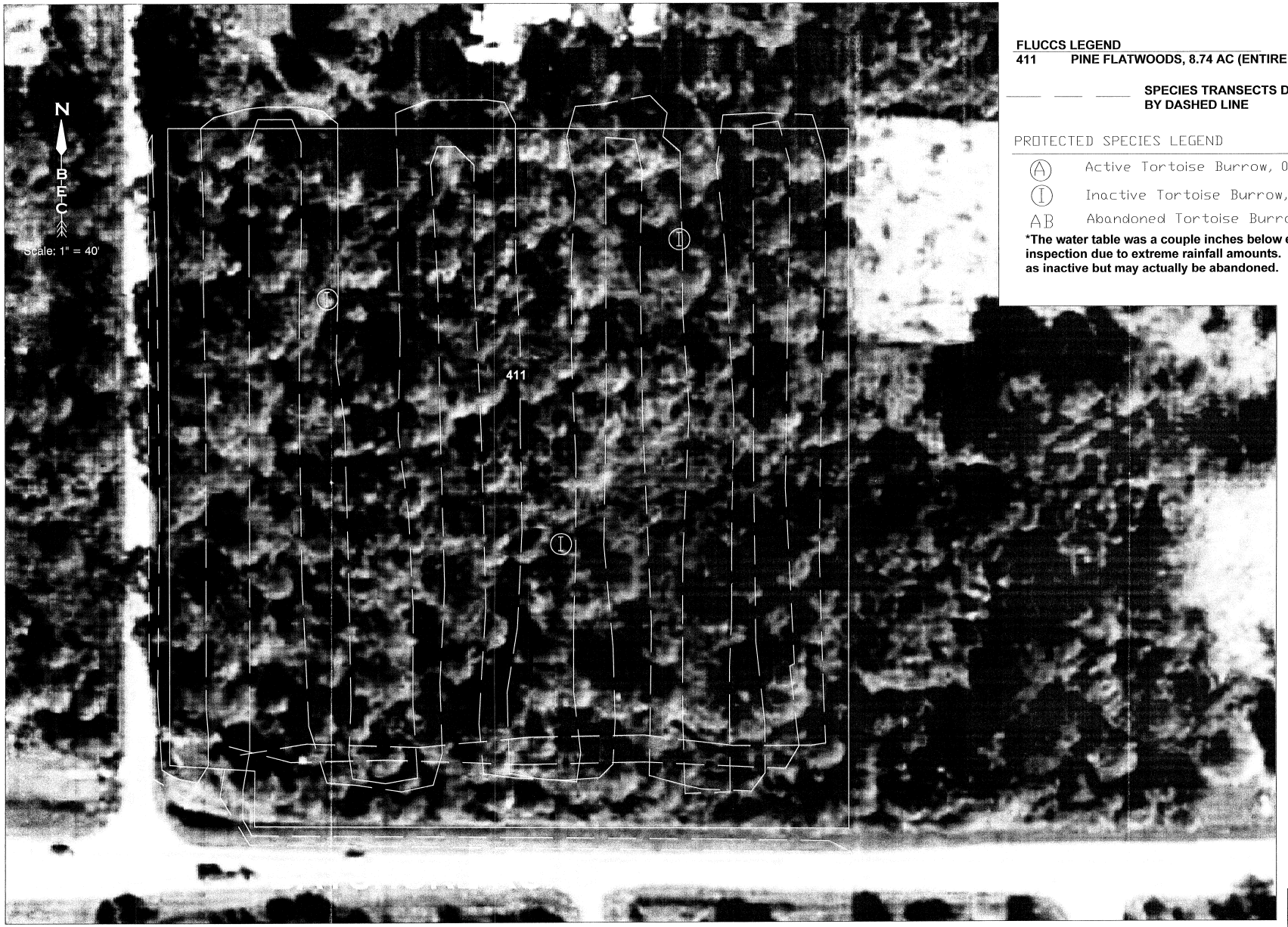
AB Abandoned Tortoise Burrow, 0

***The water table was a couple inches below existing grade at time of inspection due to extreme rainfall amounts. The burrows were classified as inactive but may actually be abandoned.**

DCI 2005-00190

JOB # 2005-118	BAYSHORE 8.74 ACRE	COUNTY LEE
SCALE 1"=40'	PROTECTED SPECIES GRAPHIC	SEC 22
FILE PSS		TWP 43S
DRAWN BY JDK		RNG 25E
DATE 7/18/05		REVISIONS

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (239)418-0671



FLUCCS LEGEND

411 PINE FLATWOODS, 8.74 AC (ENTIRE PARCEL)

SPECIES TRANSECTS DEPICTED BY DASHED LINE

PROTECTED SPECIES LEGEND

(A) Active Tortoise Burrow, 0

(I) Inactive Tortoise Burrow, 3*

AB Abandoned Tortoise Burrow, 0

***The water table was a couple inches below existing grade at time of inspection due to extreme rainfall amounts. The burrows were classified as inactive but may actually be abandoned.**

DCI2005-00100

JOB #	2005-118
SCALE	1"=40'
FILE	PSS
DRAWN BY	JDK
DATE	7/18/05

BAYSHORE 8.74 ACRE
PROTECTED SPECIES GRAPHIC

COUNTY	LEE
SEC	22
TWP	43S
RNG	25E
REVISIONS	

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (239)418-0671

DCI2005-00100

0 200 400 600 800

SCALE 1"= 200'

PREPARED BY: PHOTOGRAMMETRIC TECHNOLOGIES, INC
2028 PALMETTO ST., CLEARWATER, FL 33765 (727) 442-1918
FOR THE DEPARTMENT OF REVENUE

FOR ASSESSMENT PURPOSES ONLY

N

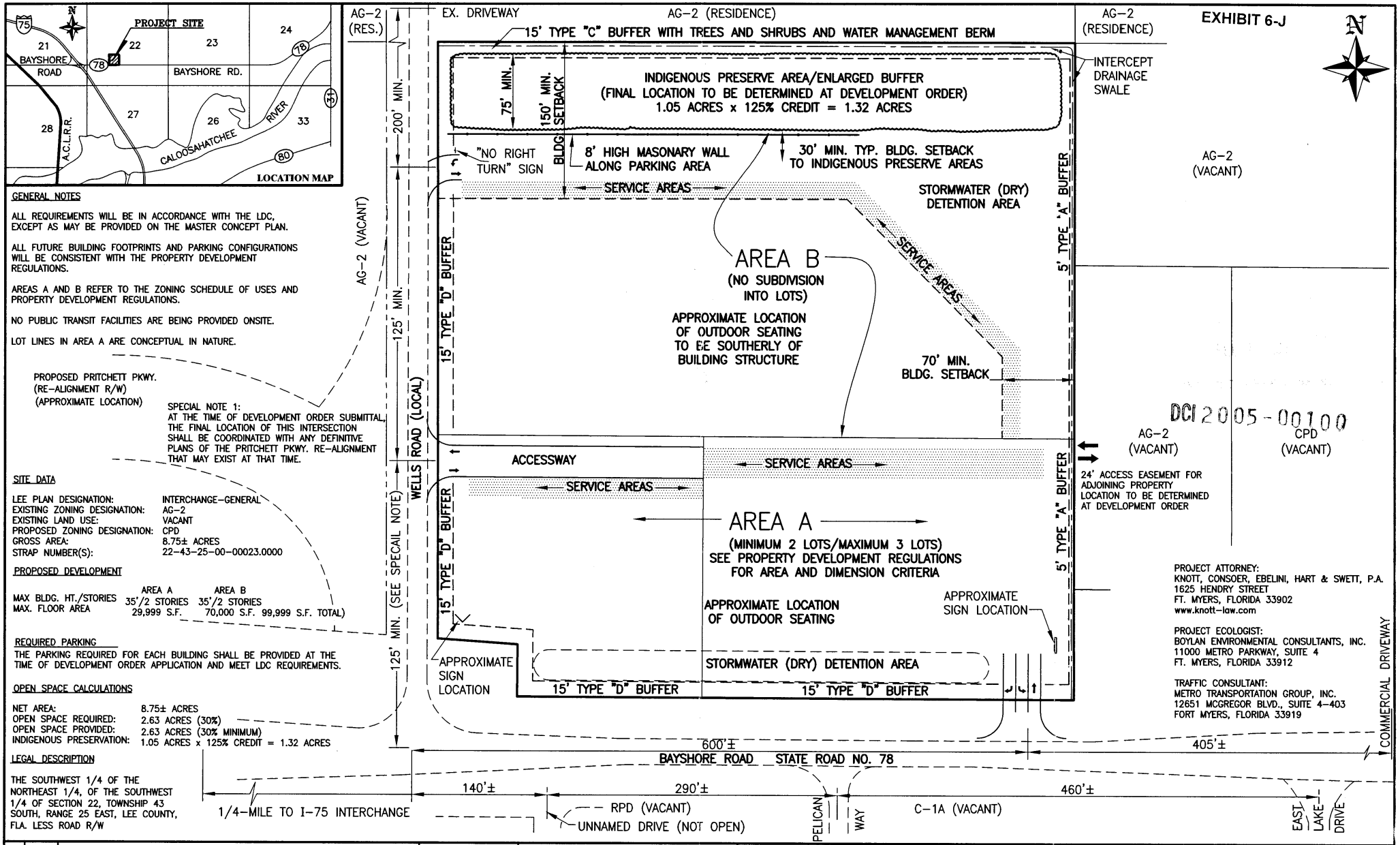
S

LEE COUNTY
FLORIDA

SCALE	1"= 200'	SECTION	TOWNSHIP	RANGE	SHEET NO.	MAP
PHOTO DATE	JANUARY 2002	22	43S	25E	150D	

OCT 14 2005

EXHIBIT 6-D



GENERAL NOTES

ALL REQUIREMENTS WILL BE IN ACCORDANCE WITH THE LDC, EXCEPT AS MAY BE PROVIDED ON THE MASTER CONCEPT PLAN.

ALL FUTURE BUILDING FOOTPRINTS AND PARKING CONFIGURATIONS WILL BE CONSISTENT WITH THE PROPERTY DEVELOPMENT REGULATIONS.

AREAS A AND B REFER TO THE ZONING SCHEDULE OF USES AND PROPERTY DEVELOPMENT REGULATIONS.

NO PUBLIC TRANSIT FACILITIES ARE BEING PROVIDED ONSITE.

LOT LINES IN AREA A ARE CONCEPTUAL IN NATURE.

SPECIAL NOTE 1:
AT THE TIME OF DEVELOPMENT ORDER SUBMITTAL, THE FINAL LOCATION OF THIS INTERSECTION SHALL BE COORDINATED WITH ANY DEFINITIVE PLANS OF THE PRITCHETT PKWY. RE-ALIGNMENT THAT MAY EXIST AT THAT TIME.

SITE DATA

LEE PLAN DESIGNATION:	INTERCHANGE-GENERAL
EXISTING ZONING DESIGNATION:	AG-2
EXISTING LAND USE:	VACANT
PROPOSED ZONING DESIGNATION:	CPD
GROSS AREA:	8.75± ACRES
STRAP NUMBER(S):	22-43-25-00-00023.0000

PROPOSED DEVELOPMENT

	AREA A	AREA B	
MAX BLDG. HT./STORIES	35'/2 STORIES	35'/2 STORIES	
MAX. FLOOR AREA	29,999 S.F.	70,000 S.F.	99,999 S.F. TOTAL)

REQUIRED PARKING

THE PARKING REQUIRED FOR EACH BUILDING SHALL BE PROVIDED AT THE TIME OF DEVELOPMENT ORDER APPLICATION AND MEET LDC REQUIREMENTS.

OPEN SPACE CALCULATIONS

NET AREA:	8.75± ACRES
OPEN SPACE REQUIRED:	2.63 ACRES (30%)
OPEN SPACE PROVIDED:	2.63 ACRES (30% MINIMUM)
INDIGENOUS PRESERVATION:	1.05 ACRES x 125% CREDIT = 1.32 ACRES

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLA. LESS ROAD R/W

PROJECT ATTORNEY:
KNOTT, CONSOER, EBELINI, HART & SWETT, P.A.
1625 HENDRY STREET
FT. MYERS, FLORIDA 33902
www.knott-law.com

PROJECT ECOLOGIST:
BOYLAN ENVIRONMENTAL CONSULTANTS, INC.
11000 METRO PARKWAY, SUITE 4
FT. MYERS, FLORIDA 33912

TRAFFIC CONSULTANT:
METRO TRANSPORTATION GROUP, INC.
12651 MCGREGOR BLVD., SUITE 4-403
FORT MYERS, FLORIDA 33919

NO.	DATE	
2	2/14/06	RELOCATE 8' HIGH MASONARY WALL
1	12/22/05	REV. PER LEE CO. STAFF COMMENTS, ADD SERVICE AREA, C/L DISTANCES, SWALES, BLDG. SETBACK, SEATING

NOT AUTHORIZED FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

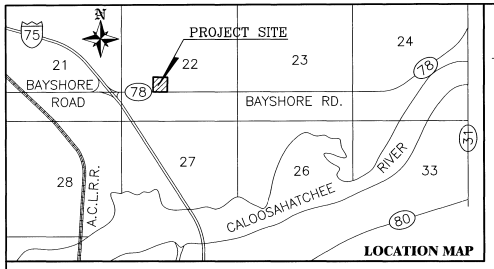
JRI Engineering, Inc.
Planning Engineering Surveying Aerial Photography & Photogrammetry Services
2328 Hancock Bridge Parkway, Ste. 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jrengineeringinc.com
Engineering Business Certificate of Authorization No. 5424

BAYSHORE VILLAGE HOLDINGS GROUP, LLC.
P.O. BOX 4024
NORTH FORT MYERS, FLORIDA 33918
PHONE: (239) 995-1239

BAYSHORE VILLAGE MARKET SQUARE

MASTER CONCEPT PLAN

SCALE: 1"=80'
DATE: 10/12/05
SHEET: 1 OF 1
FILE No.: BVMS



GENERAL NOTES

ALL REQUIREMENTS WILL BE IN ACCORDANCE WITH THE LDC, EXCEPT AS MAY BE PROVIDED ON THE MASTER CONCEPT PLAN.

ALL FUTURE BUILDING FOOTPRINTS AND PARKING CONFIGURATIONS WILL BE CONSISTENT WITH THE PROPERTY DEVELOPMENT REGULATIONS.

AREAS A AND B REFER TO THE ZONING SCHEDULE OF USES AND PROPERTY DEVELOPMENT REGULATIONS.

NO PUBLIC TRANSIT FACILITIES ARE BEING PROVIDED ONSITE.

LOT LINES IN AREA A ARE CONCEPTUAL IN NATURE.

PROPOSED PRITCHETT PKWY.
(RE-ALIGNMENT R/W)
(APPROXIMATE LOCATION)

SPECIAL NOTE 1:
AT THE TIME OF DEVELOPMENT ORDER SUBMITTAL, THE FINAL LOCATION OF THIS INTERSECTION SHALL BE COORDINATED WITH ANY DEFINITIVE PLANS OF THE PRITCHETT PKWY. RE-ALIGNMENT THAT MAY EXIST AT THAT TIME.

SITE DATA

LEE PLAN DESIGNATION:	INTERCHANGE-GENERAL
EXISTING ZONING DESIGNATION:	AG-2
EXISTING LAND USE:	VACANT
PROPOSED ZONING DESIGNATION:	CPD
GROSS AREA:	8.75± ACRES
STRAP NUMBER(S):	22-43-25-00-00023.0000

PROPOSED DEVELOPMENT

	AREA A	AREA B	
MAX BLDG. HT./STORIES	35'/2 STORIES	35'/2 STORIES	
MAX. FLOOR AREA	29,999 S.F.	70,000 S.F.	99,999 S.F. TOTAL)

REQUIRED PARKING

THE PARKING REQUIRED FOR EACH BUILDING SHALL BE PROVIDED AT THE TIME OF DEVELOPMENT ORDER APPLICATION AND MEET LDC REQUIREMENTS.

OPEN SPACE CALCULATIONS

NET AREA:	8.75± ACRES
OPEN SPACE REQUIRED:	2.63 ACRES (30%)
OPEN SPACE PROVIDED:	2.63 ACRES (30% MINIMUM)
INDIGENOUS PRESERVATION:	1.05 ACRES x 125% CREDIT = 1.32 ACRES

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLA. LESS ROAD R/W

AG-2 (RES.)
EX. DRIVEWAY
AG-2 (RESIDENCE)
15' TYPE "C" BUFFER WITH TREES AND SHRUBS AND WATER MANAGEMENT BERM
AG-2 (RESIDENCE)
INTERCEPT DRAINAGE SWALE
75' MIN.
150' MIN. BLDG. SETBACK
INDIGENOUS PRESERVE AREA/ENLARGED BUFFER
(FINAL LOCATION TO BE DETERMINED AT DEVELOPMENT ORDER)
1.05 ACRES x 125% CREDIT = 1.32 ACRES
"NO RIGHT TURN" SIGN
8' HIGH MASONARY WALL ALONG PARKING AREA
30' MIN. TYP. BLDG. SETBACK TO INDIGENOUS PRESERVE AREAS
AG-2 (VACANT)
200' MIN.
SERVICE AREAS
STORMWATER (DRY) DETENTION AREA
5' TYPE "A" BUFFER
AG-2 (VACANT)
AG-2 (VACANT)
125' MIN.
15' TYPE "D" BUFFER
AREA B
(NO SUBDIVISION INTO LOTS)
APPROXIMATE LOCATION OF OUTDOOR SEATING TO BE SOUTHERLY OF BUILDING STRUCTURE
SERVICE AREAS
70' MIN. BLDG. SETBACK
WELLS ROAD (LOCAL)
125' MIN. (SEE SPECAIL NOTE)
ACCESSWAY
SERVICE AREAS
SERVICE AREAS
AG-2 (VACANT)
CPD (VACANT)
15' TYPE "D" BUFFER
AREA A
(MINIMUM 2 LOTS/MAXIMUM 3 LOTS)
SEE PROPERTY DEVELOPMENT REGULATIONS FOR AREA AND DIMENSION CRITERIA
5' TYPE "A" BUFFER
24' ACCESS EASEMENT FOR ADJOINING PROPERTY LOCATION TO BE DETERMINED AT DEVELOPMENT ORDER
APPROXIMATE LOCATION OF OUTDOOR SEATING
APPROXIMATE SIGN LOCATION
APPROXIMATE SIGN LOCATION
STORMWATER (DRY) DETENTION AREA
15' TYPE "D" BUFFER
15' TYPE "D" BUFFER
COMMERCIAL DRIVEWAY
600'±
405'±
BAYSHORE ROAD STATE ROAD NO. 78
140'±
290'±
460'±
1/4-MILE TO I-75 INTERCHANGE
RPD (VACANT)
UNNAMED DRIVE (NOT OPEN)
PELICAN WAY
C-1A (VACANT)
EAST LAKE DRIVE

PROJECT ATTORNEY:
KNOTT, CONSOER, EBELINI, HART & SWETT, P.A.
1625 HENDRY STREET
FT. MYERS, FLORIDA 33902
www.knott-law.com

PROJECT ECOLOGIST:
BOYLAN ENVIRONMENTAL CONSULTANTS, INC.
11000 METRO PARKWAY, SUITE 4
FT. MYERS, FLORIDA 33912

TRAFFIC CONSULTANT:
METRO TRANSPORTATION GROUP, INC.
12651 MCGREGOR BLVD., SUITE 4-403
FORT MYERS, FLORIDA 33919

NO.	DATE	
2	2/14/06	RELOCATE 8' HIGH MASONARY WALL
1	12/22/05	REV. PER LEE CO. STAFF COMMENTS, ADD SERVICE AREA, C/L DISTANCES, SWALES, BLDG. SETBACK, SEATING

NOT AUTHORIZED FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

JRI Engineering, Inc.
Planning Engineering Surveying Aerial Photography & Photogrammetry Services
2328 Hancock Bridge Parkway, Ste. 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jrieengineering.com
Engineering Business Certificate of Authorization No. 5424

BAYSHORE VILLAGE HOLDINGS GROUP, LLC.
P.O. BOX 4024
NORTH FORT MYERS, FLORIDA 33918
PHONE: (239) 995-1239

BAYSHORE VILLAGE MARKET SQUARE

MASTER CONCEPT PLAN

SCALE: 1"=40'
DATE: 10/12/05
SHEET: 1 OF 1
FILE No.: BVMS

C:\Land Projects 2005\Bayshore Village Market Square\dwg\Concept3.dwg 2/14/2006 2:56:53 PM EST

DCI 2005-00100

EXHIBIT 6-J