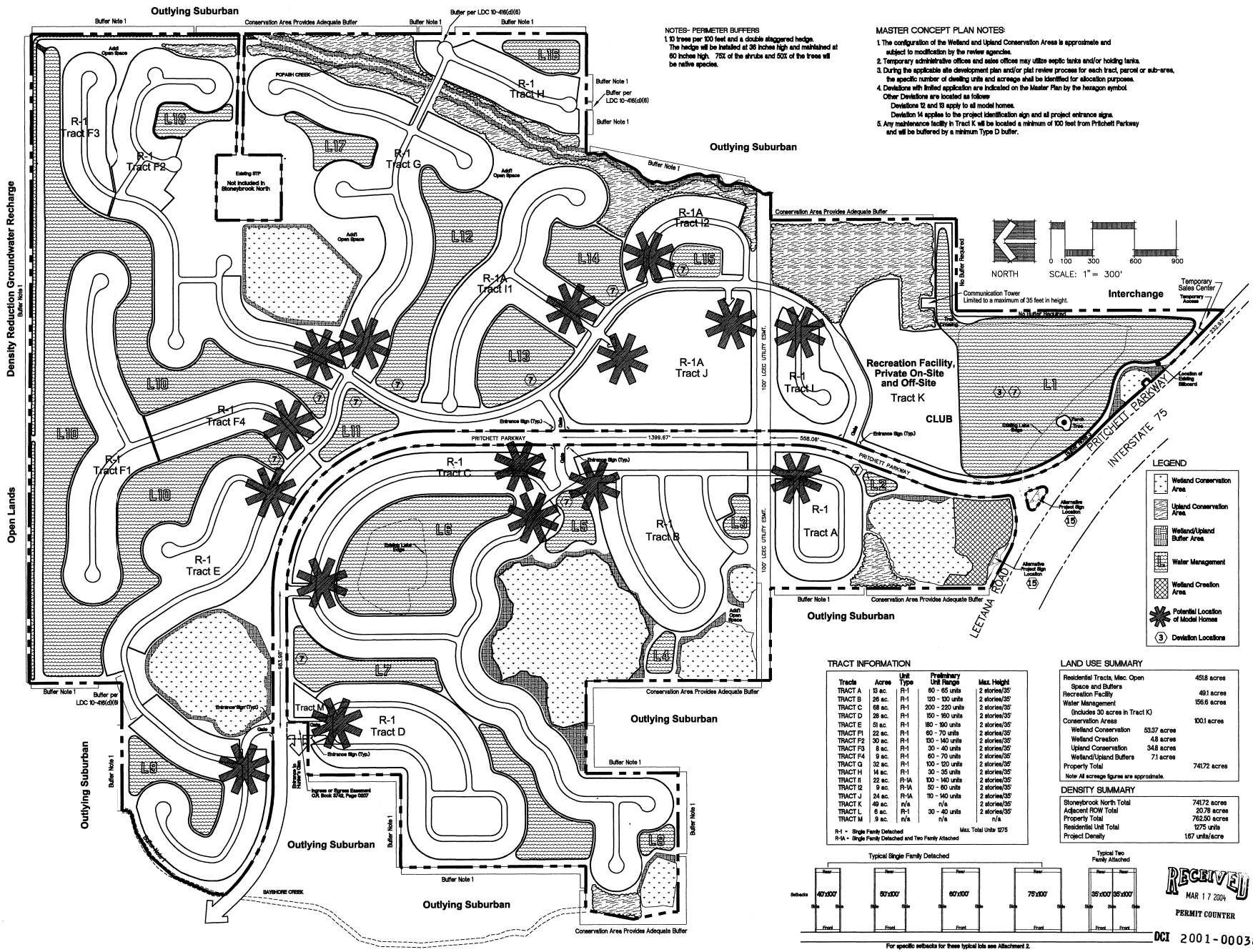
Post-it® eLabel 006 083 735

Maps for Case #:

DCT2001-00038



NOTES- PERIMETER BUFFERS

1. 10 trees per 100 feet and a double staggered hedge. The hedge will be installed at 36 inches high and maintained at 60 inches high. 75% of the shrubs and 50% of the trees will be native species.

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. Deviations with limited application are indicated on the Master Plan by the hexagon symbol.
   Other Deviations are located as follows:
   Deviations 12 and 13 apply to all model homes.
   Deviation 14 applies to the project identification sign and all project entrance signs.
5. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered by a minimum Type D buffer.

LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- Water Management
- Wetland Creation Area
- Potential Location of Model Homes
- (3) Deviation Locations

TRACT INFORMATION

Tracts	Acres	Unit Type	Preliminary Unit Range	Max. Height
TRACT A	13 ac.	R-1	60 - 65 units	2 stories/35'
TRACT B	26 ac.	R-1	120 - 130 units	2 stories/35'
TRACT C	68 ac.	R-1	200 - 220 units	2 stories/35'
TRACT D	28 ac.	R-1	150 - 160 units	2 stories/35'
TRACT E	51 ac.	R-1	180 - 190 units	2 stories/35'
TRACT F1	22 ac.	R-1	60 - 70 units	2 stories/35'
TRACT F2	30 ac.	R-1	130 - 140 units	2 stories/35'
TRACT F3	9 ac.	R-1	30 - 40 units	2 stories/35'
TRACT F4	9 ac.	R-1	60 - 70 units	2 stories/35'
TRACT G	32 ac.	R-1	100 - 120 units	2 stories/35'
TRACT H	14 ac.	R-1	30 - 35 units	2 stories/35'
TRACT I1	22 ac.	R-1A	100 - 140 units	2 stories/35'
TRACT I2	9 ac.	R-1A	50 - 60 units	2 stories/35'
TRACT J	24 ac.	R-1A	110 - 140 units	2 stories/35'
TRACT K	49 ac.	n/a	n/a	2 stories/35'
TRACT L	6 ac.	R-1	30 - 40 units	2 stories/35'
TRACT M	.9 ac.	n/a	n/a	n/a

R-1 - Single Family Detached
R-1A - Single Family Detached and Two Family Attached
Max. Total Units 1275

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		451.8 acres
Recreation Facility		49.1 acres
Water Management (Includes 30 acres in Tract K)		156.6 acres
Conservation Areas		100.1 acres
Wetland Conservation	53.37 acres	
Wetland Creation	4.8 acres	
Upland Conservation	34.8 acres	
Wetland/Upland Buffers	7.1 acres	
Property Total		741.72 acres

Note: All acreage figures are approximate.

DENSITY SUMMARY

Stoneybrook North Total	741.72 acres
Adjacent ROW Total	20.78 acres
Property Total	762.50 acres
Residential Unit Total	1275 units
Project Density	1.67 units/acre

Typical Single Family Detached

For specific setbacks for these typical lots see Attachment 2.

RECEIVED
MAR 17 2004
PERMIT COUNTER
DCI 2001-00038

WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
Naples • Fort Myers, Florida • Sarasota • Tampa • Tallahassee
WilsonMiller, Inc.
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33966
Phone 941-479-7479 • Fax 941-936-7479
E-mail FortMyers@WilsonMiller.com • Web Site www.wilsonmiller.com

STONEYBROOK NORTH

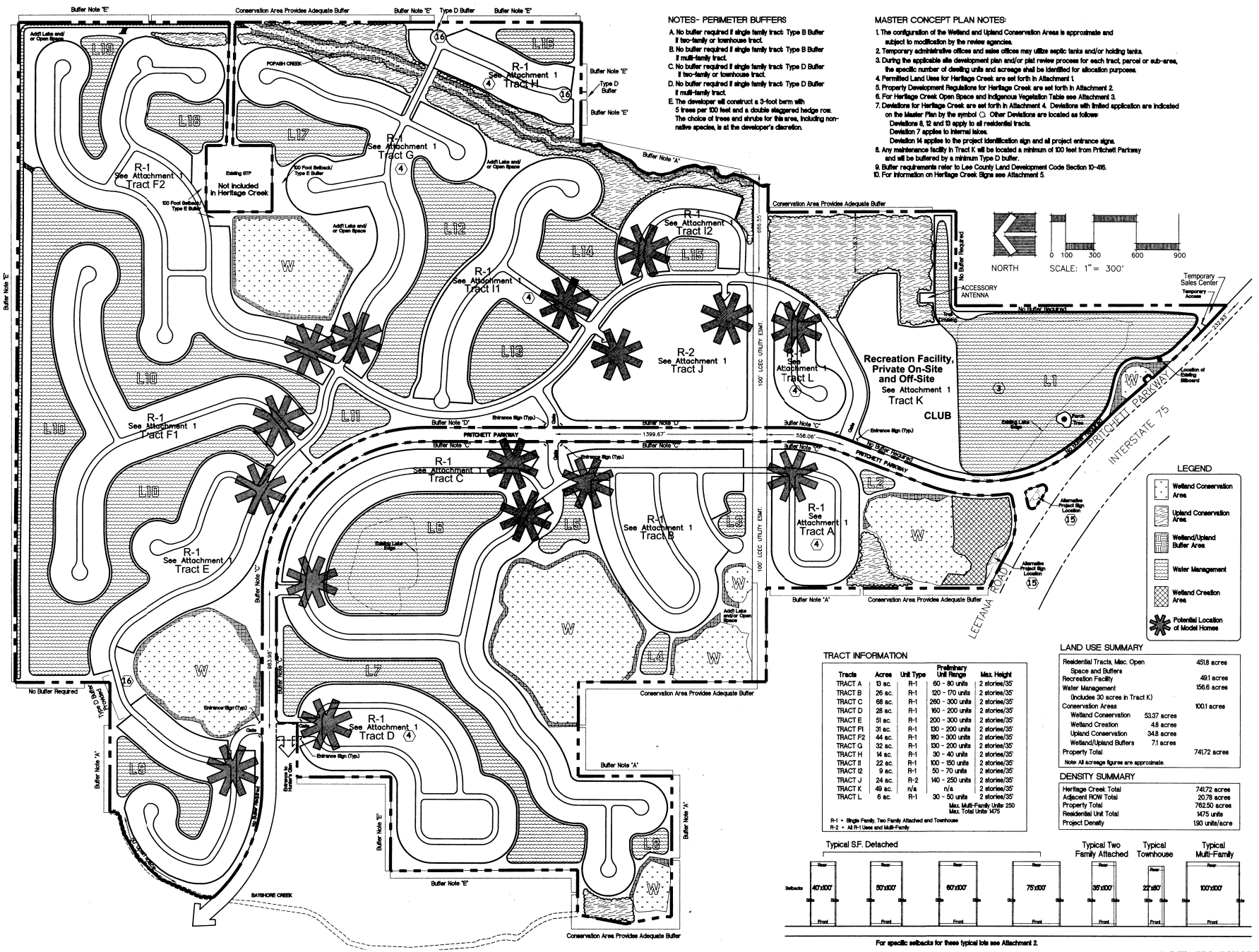
MASTER CONCEPT PLAN

PREPARED FOR : US HOME CORPORATION

APPROVED
Master Concept Plan
Site Plan # Z-02-070 Page 1 of 1
Subject to conditions in Resolution Z-02-070
Case # DCI2001-00038

PRINTED
MAR 17 2004
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

SEC 15,16 / 21 TWP 43S RGE 25E
Designed by:
Drawn by: S.W.P./1078
Checked by:
Approved by:
Date: March 10, 2004
Scale: 1" = 300'
PIN: 03642-000-000 PZPSR
File # : D-3642-02
Sheet 1 of 1



NOTES- PERIMETER BUFFERS

A. No buffer required if single family tract Type B Buffer if two-family or townhouse tract.
B. No buffer required if single family tract Type B Buffer if multi-family tract.
C. No buffer required if single family tract Type D Buffer if two-family or townhouse tract.
D. No buffer required if single family tract Type D Buffer if multi-family tract.
E. The developer will construct a 3-foot berm with 5 trees per 100 feet and a double staggered hedge row. The choice of trees and shrubs for this area, including non-native species, is at the developer's discretion.

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. Permitted Land Uses for Heritage Creek are set forth in Attachment 1.
5. Property Development Regulations for Heritage Creek are set forth in Attachment 2.
6. For Heritage Creek Open Space and Indigenous Vegetation Table see Attachment 3.
7. Deviations for Heritage Creek are set forth in Attachment 4. Deviations with limited application are indicated on the Master Plan by the symbol ◇. Other Deviations are located as follows:
   Deviations 8, 12 and 13 apply to all residential tracts.
   Deviation 7 applies to internal lakes.
   Deviation 14 applies to the project identification sign and all project entrance signs.
8. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered by a minimum Type D buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.
10. For information on Heritage Creek Signs see Attachment 5.

LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- Water Management
- Wetland Creation Area
- Potential Location of Model Homes

TRACT INFORMATION

Tracts	Acres	Unit Type	Preliminary Unit Range	Max. Height
TRACT A	13 ac.	R-1	60 - 80 units	2 stories/35'
TRACT B	26 ac.	R-1	120 - 170 units	2 stories/35'
TRACT C	68 ac.	R-1	260 - 300 units	2 stories/35'
TRACT D	28 ac.	R-1	160 - 200 units	2 stories/35'
TRACT E	51 ac.	R-1	200 - 300 units	2 stories/35'
TRACT F1	31 ac.	R-1	130 - 200 units	2 stories/35'
TRACT F2	44 ac.	R-1	180 - 300 units	2 stories/35'
TRACT G	32 ac.	R-1	130 - 200 units	2 stories/35'
TRACT H	14 ac.	R-1	30 - 40 units	2 stories/35'
TRACT I1	22 ac.	R-1	100 - 150 units	2 stories/35'
TRACT I2	9 ac.	R-1	50 - 70 units	2 stories/35'
TRACT J	24 ac.	R-2	140 - 250 units	2 stories/35'
TRACT K	49 ac.	n/a	n/a	2 stories/35'
TRACT L	6 ac.	R-1	30 - 50 units	2 stories/35'
			Max. Multi-Family Units 250	
			Max. Total Units 1475	

R-1 = Single Family, Two Family Attached and Townhouse
R-2 = All R-1 Uses and Multi-Family

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		451.8 acres
Recreation Facility		49.1 acres
Water Management (Includes 30 acres in Tract K)		156.6 acres
Conservation Areas		100.1 acres
Wetland Conservation	53.37 acres	
Wetland Creation	4.8 acres	
Upland Conservation	34.8 acres	
Wetland/Upland Buffers	7.1 acres	
Property Total		741.72 acres

Note: All acreage figures are approximate.

DENSITY SUMMARY

Heritage Creek Total	741.72 acres
Adjacent ROW Total	20.78 acres
Property Total	762.50 acres
Residential Unit Total	1475 units
Project Density	1.93 units/acre

Typical S.F. Detached

For specific setbacks for these typical lots see Attachment 2.

Mar 13, 2003 - 12:05:45 C:\MYDOCS\PLA\03642\DEV\3642DEV02.dwg

WilsonMiller

Planners · Engineers · Ecologists · Surveyors
Landscape Architects · Transportation Consultants

WilsonMiller, Inc.
Naples · Fort Myers · Sarasota · Bradenton · Tampa · Tallahassee
4571 Colonial Boulevard, Suite 100 · Fort Myers, Florida 33966
Telephone: (239) 479-4810 · Fax: (239) 479-4811
E-mail: FortMyers@WilsonMiller.com · Web Site: wilsonmiller.com

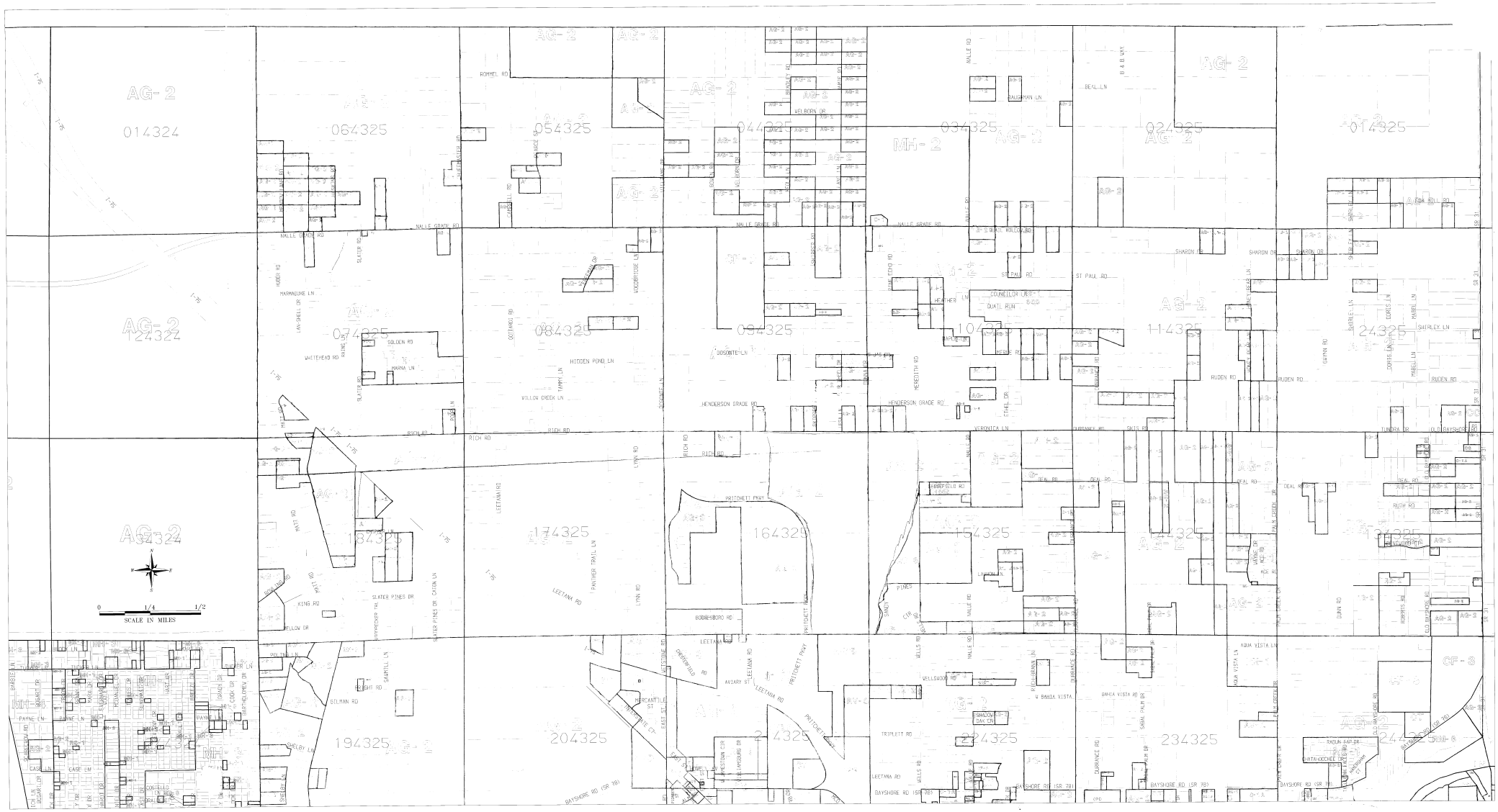
STONEYBROOK NORTH
MASTER CONCEPT PLAN
PREPARED FOR : US HOME CORPORATION

DCI 2001-00038

RECEIVED
APR 07 2003
COMMUNITY DEVELOPMENT

PRINTED
APR 07 2003
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

SEC 15,16 TWP 43S RGE 25E
Designed by:
Drawn by: S.W.P./1078
Checked by:
Approved by:
Date: 10/01/001
Scale: 1" = 300'
PIN: 03642-000-000 PZPSR
File #: D-3642-02
Sheet 1 of 1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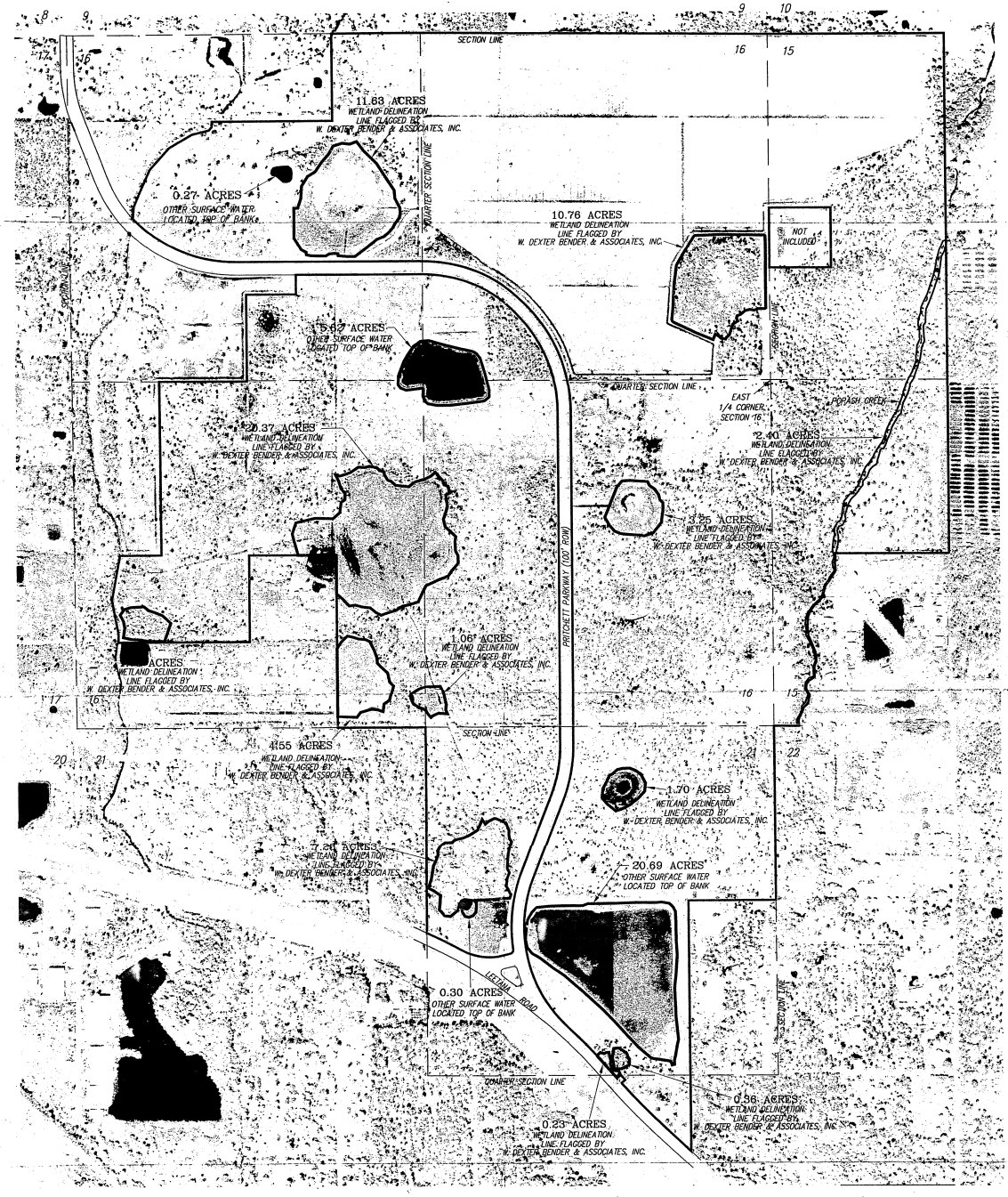
214325
224325
234325
244325
MH-2
NALLE GRADE RD
RICH RD
HENDERSON GRADE RD
BAYSHORE RD (SR 78)
I-75
SCALE IN MILES
0
1/4
1/2

SPECIFIC PURPOSE SURVEY

OF
WETLANDS DELINEATION LINE
LYING IN A PARCEL OF LAND IN
SECTIONS 15,16, & 21 TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



SFWMD jurisdiction
Craig D. Schmidt PWS
7-27-01

RECEIVED
AUG 20 2001
COMMUNITY DEVELOPMENT
DRT 2001-00038

SURVEYOR'S NOTES:

THIS SPECIFIC PURPOSE SURVEY PREPARED TO SHOW THE WETLANDS DELINEATION LINE AS FLAGGED BY W. DEXTER BENDER & ASSOCIATES, INC.
DATE OF LAST FIELD WORK: 6-28-01

LEGEND:

O.R. INDICATES OFFICIAL RECORDS BOOK.
PG. INDICATES PAGE.
P.O.B INDICATES POINT OF BEGINNING.
P.O.C. INDICATES POINT OF COMMENCEMENT.
R/W INDICATES RIGHT-OF-WAY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard M. Ritz
RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4203

- THIS SURVEY IS 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 CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

NO.	DATE	REVISION DESCRIPTION	BY

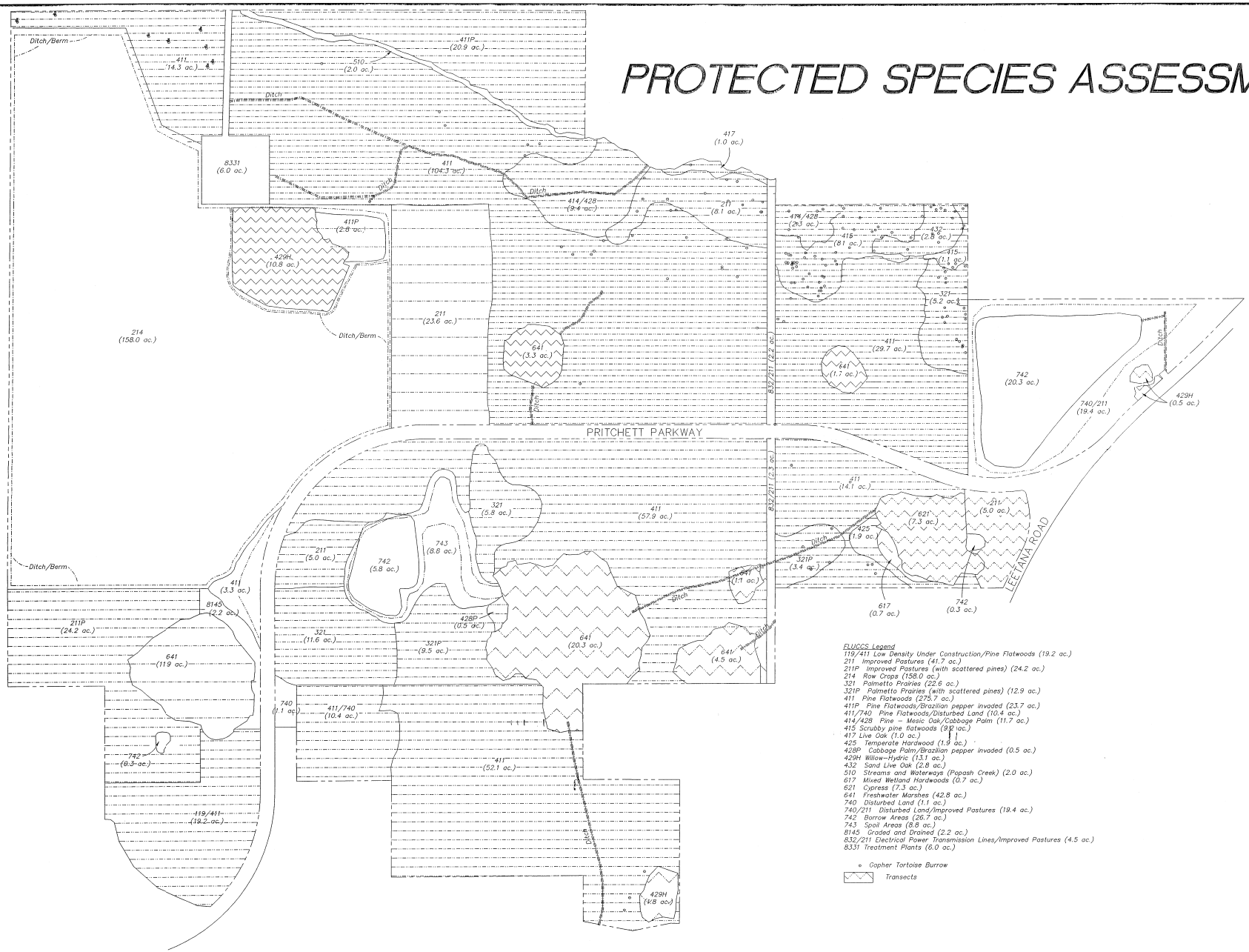
Banks Engineering, Inc.
ENGINEERING, SURVEYING & LAND PLANNING
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10500 SW MILE CYPRESS PARKWAY - SUITE 104
FORT MYERS, FLORIDA 33912
(941) 939-5490

SPECIFIC PURPOSE SURVEY
STONEYBROOK NORTH
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	DRAWING	DRAWN	CHECKED	SCALE	SHT. 1 OF 1	FILE NO. (S-T-R)
6-28-01	1447	1447WLD	CCD	RR	1"=400'		00-00-00

S:\JOBS\1447\MISC\REVISIONS\1447_WDL.dwg, 07/30/2001 09:55:06 AM, Chris Grayson

PROTECTED SPECIES ASSESSMENT



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SCALE FEET

FLUCCS Legend
119/411 Low Density Under Construction/Pine Flatwoods (19.2 ac.)
211 Improved Pastures (41.7 ac.)
211P Improved Pastures (with scattered pines) (24.2 ac.)
214 Row Crops (158.0 ac.)
321 Palmetto Prairies (22.6 ac.)
321P Palmetto Prairies (with scattered pines) (12.9 ac.)
411 Pine Flatwoods (275.7 ac.)
411P Pine Flatwoods/Brazilian pepper invaded (23.7 ac.)
411/740 Pine Flatwoods/Disturbed Land (10.4 ac.)
414/428 Pine – Mesic Oak/Cabbage Palm (11.7 ac.)
415 Scrubby pine flatwoods (9.2 ac.)
417 Live Oak (1.0 ac.)
425 Temperate Hardwood (1.9 ac.)
428P Cabbage Palm/Brazilian pepper invaded (0.5 ac.)
429H Willow–Hydric (13.1 ac.)
432 Sand Live Oak (2.8 ac.)
510 Streams and Waterways (Popash Creek) (2.0 ac.)
617 Mixed Wetland Hardwoods (0.7 ac.)
621 Cypress (7.3 ac.)
641 Freshwater Marshes (42.8 ac.)
740 Disturbed Land (1.1 ac.)
740/211 Disturbed Land/Improved Pastures (19.4 ac.)
742 Borrow Areas (26.7 ac.)
743 Spoil Areas (8.8 ac.)
8145 Graded and Drained (2.2 ac.)
832/211 Electrical Power Transmission Lines/Improved Pastures (4.5 ac.)
8331 Treatment Plants (6.0 ac.)

Gopher Tortoise Burrow
Transects

DCI 2001-00038

W. DEXTER BENDER & ASSOCIATES
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS, FLORIDA 941/334-3980

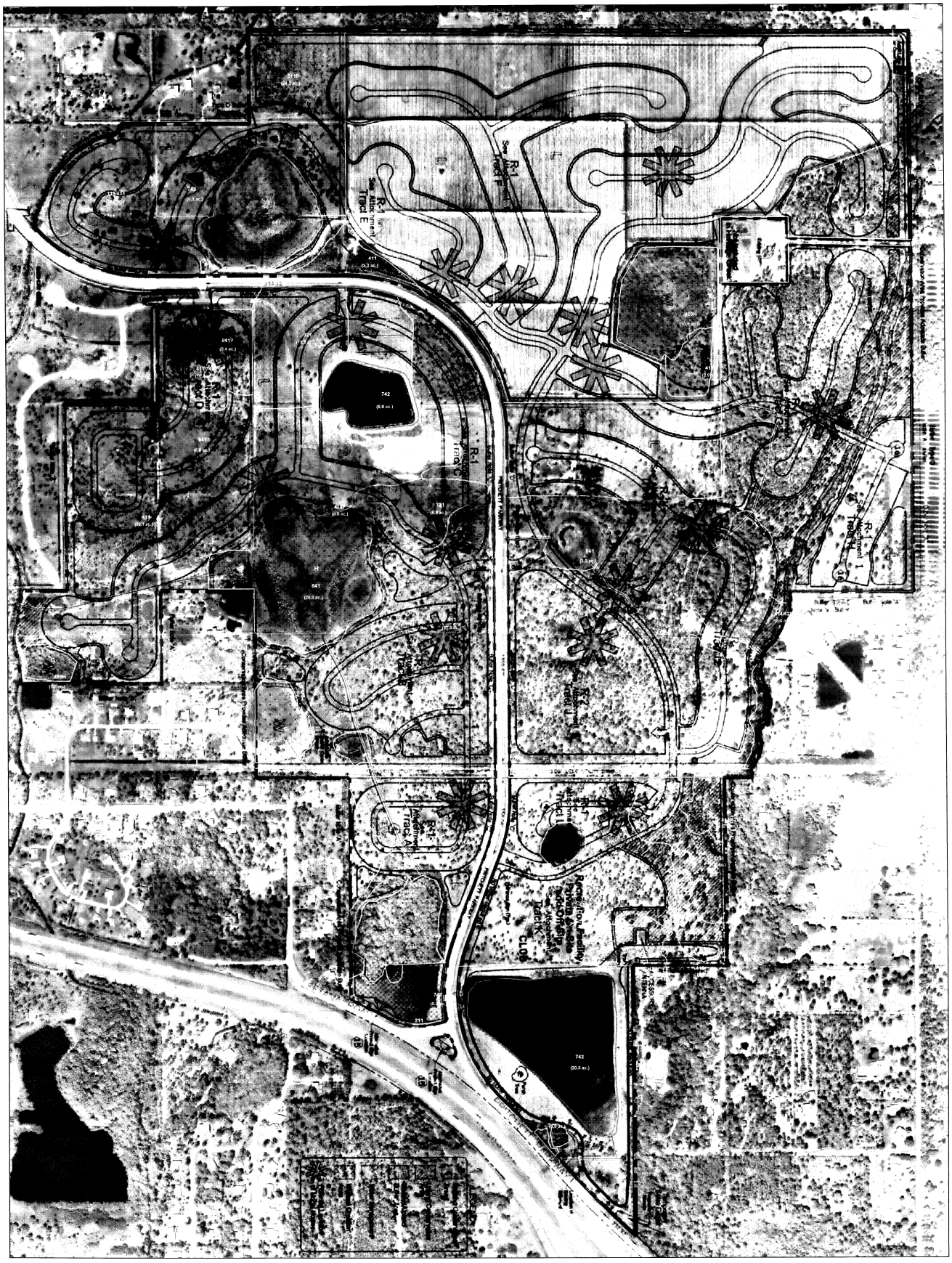
REVISED

HERITAGE CREEK

SHEET

Heritage Creek RPD

New



0 150 300 600 900 1,200
Feet

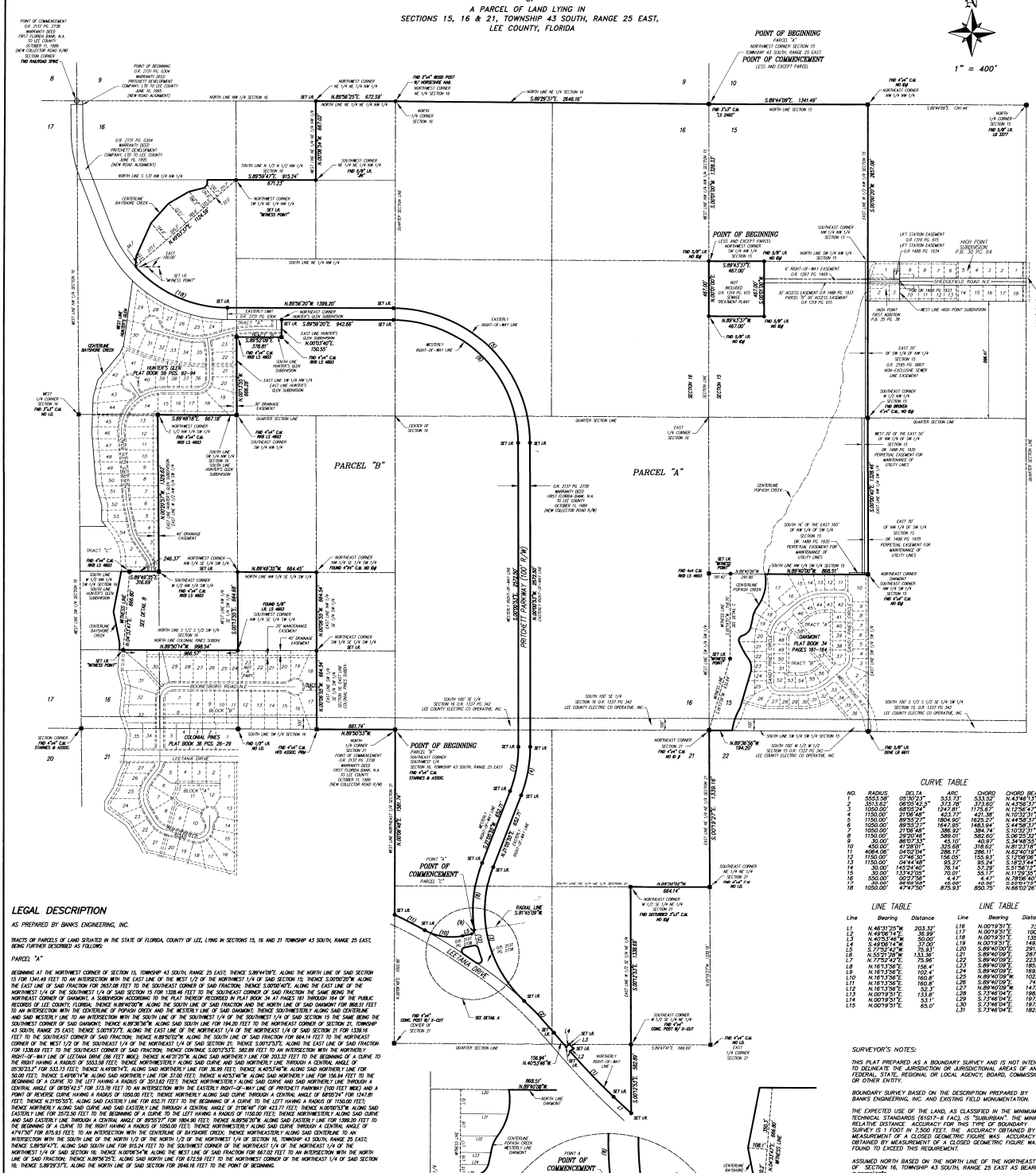
N
W E
S

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

SURVEY PLAT

OF

A PARCEL OF LAND LYING IN
SECTIONS 15, 16 & 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



LEGAL DESCRIPTION

AS PREPARED BY BANKS ENGINEERING, INC.

TRACTS OR PARCELS OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 15, 16 AND 21 TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°44'09"E. ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1341.49 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.00°00'20"W. ALONG THE EAST LINE OF SAID FRACTION FOR 2657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.00°00'40"E. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15 FOR 1328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION THE SAME BEING THE NORTHEAST CORNER OF OAKMONT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGES 161 THROUGH 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°40'58"W. ALONG THE SOUTH LINE OF SAID FRACTION AND THE NORTH LINE OF SAID OAKMONT FOR 980.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 THE SAME BEING THE SOUTHWEST CORNER OF SAID OAKMONT; THENCE N.89°38'56"W. ALONG SAID SOUTH LINE FOR 194.20 FEET TO THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°19'27"E. ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 FOR 1339.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.89°50'07"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 664.14 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°12'53"E. ALONG THE EAST LINE OF SAID FRACTION FOR 1338.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE CONTINUE S.00°12'53"E. 582.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (66 FEET WIDE); THENCE N.46°31'25"W. ALONG SAID NORTHERLY LINE FOR 203.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1053.58 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 05°30'23.0" FOR 533.51 FEET; THENCE N.41°01'02"W. ALONG SAID NORTHERLY LINE FOR 36.99 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 50.00 FEET; THENCE S.49°06'14"W. ALONG SAID NORTHERLY LINE FOR 37.00 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 158.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1313.63 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 08°05'42.5" FOR 372.78 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°05'24" FOR 1247.81 FEET; THENCE N.21°05'55"E. ALONG SAID EASTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 423.77 FEET; THENCE N.00°00'53"W. ALONG SAID EASTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 89°53'27" FOR 1804.90 FEET; THENCE N.89°56'20"W. ALONG SAID EASTERLY LINE FOR 1399.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°47'50" FOR 875.93 FEET; TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°59'47"E. ALONG SAID SOUTH LINE FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N.00°06'54"W. ALONG THE WEST LINE OF SAID FRACTION FOR 667.02 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE N.89°56'25"E. ALONG SAID NORTH LINE FOR 672.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°29'37"E. ALONG THE NORTH LINE OF SAID SECTION FOR 2646.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°01'00"W. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 FOR 1328.53 FEET TO THE POINT OF BEGINNING THE SAME BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.89°43'37"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE N.89°43'37"W. FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N.00°01'00"E. ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

AND: PARCEL "B"

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.89°56'57"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST LINE OF COLONIAL PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38 AT PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°06'55"W. ALONG SAID EAST LINE FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID LINE BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N.89°49'35"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE S.00°13'55"E. ALONG THE EAST LINE OF SAID FRACTION FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE N.89°50'14"W. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES FOR 998.54 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THE SAME BEING THE SOUTH LINE OF HUNTER'S GLEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGES 92 THROUGH 94 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S.89°49'35"E. ALONG SAID SOUTH LINE FOR 316.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND SAID HUNTER'S GLEN; THENCE N.00°20'57"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 1329.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16 AND SAID HUNTER'S GLEN; THENCE S.89°48'18"E. ALONG SAID SOUTH LINE FOR 667.18 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°13'55"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 664.68 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID HUNTER'S GLEN; THENCE S.89°52'09"E. FOR 378.81 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°07'40"E. ALONG SAID EAST LINE FOR 150.55 FEET TO THE NORTHEAST CORNER OF SAID HUNTER'S GLEN; THENCE S.89°52'09"E. ALONG THE SOUTH LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AS RECORDED IN LEE COUNTY FLORIDA; THENCE S.89°56'20"E. ALONG SAID SOUTH LINE FOR 942.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 89°53'27" FOR 1647.55 FEET; THENCE S.00°00'53"E. ALONG SAID WESTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 386.92 FEET; THENCE S.21°05'55"W. ALONG SAID WESTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 29°20'46" FOR 588.01 FEET TO POINT "A" THE SAME BEING AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRITCHETT PARKWAY AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°07'33" FOR 45.10 FEET; THENCE S.77°52'47"W. ALONG SAID NORTHERLY LINE FOR 75.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 41°28'01" FOR 325.68 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LEETANA DRIVE (66 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 1084.06 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°02'04" FOR 286.17 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.00°08'48"E. ALONG SAID WEST LINE FOR 1581.74 FEET TO THE POINT OF BEGINNING.

AND: PARCEL "C"

COMMENCING AT THE AFOREMENTIONED POINT "A" THE SAME BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.81°45'09"W.; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°46'30" FOR 156.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) THROUGH A CENTRAL ANGLE OF 04°44'48" FOR 95.27 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 145°24'40" FOR 76.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (66 FEET WIDE); THENCE N.55°01'28"W. ALONG SAID NORTHERLY LINE FOR 133.36 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 13°42'05" FOR 10.01 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°02'04" FOR 4.41 FEET; THENCE N.77°52'47"E. ALONG SAID SOUTHERLY LINE FOR 75.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°05'58" FOR 45.08 FEET TO THE POINT OF BEGINNING.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1053.58'	05°30'23"	533.51'	532.62'	N.43°46'13"W.
2	1313.63'	08°05'42.5"	372.78'	371.49'	N.17°08'37"W.
3	1050.00'	68°05'24"	1247.81'	1175.67'	N.13°56'47"W.
4	1150.00'	21°06'48"	423.77'	421.38'	N.10°32'31"W.
5	1150.00'	89°53'27"	1804.90'	1625.23'	N.44°59'37"W.
6	1050.00'	89°53'27"	1647.55'	1483.94'	S.44°58'37"E.
7	1050.00'	21°06'48"	386.92'	384.74'	S.10°32'31"W.
8	1150.00'	29°20'46"	588.01'	582.02'	S.06°25'02"W.
9	30.00'	86°07'33"	45.10'	40.97'	S.34°48'55"W.
10	450.00'	41°28'01"	325.68'	318.62'	N.81°23'19"W.
11	4084.06'	04°02'04"	286.17'	286.11'	N.62°40'19"W.
12	1150.00'	07°46'30"	156.05'	155.93'	S.12°28'08"E.
13	1150.00'	04°44'48"	95.27'	95.24'	S.18°23'44"E.
14	30.00'	145°24'40"	76.14'	57.29'	S.51°56'21"W.
15	30.00'	13°42'05"	10.01'	9.97'	N.11°29'35"E.
16	550.00'	00°27'56"	4.47'	4.47'	N.79°06'40"E.
17	30.00'	86°05'58"	45.08'	40.96'	S.69°49'15"E.
18	1050.00'	47°47'50"	875.93'	850.75'	N.69°52'26"W.

LINE TABLE

Line	Bearing	Distance
L1	N.46°31'25"W.	203.33'
L2	N.49°06'14"E.	36.99'
L3	N.40°53'46"W.	50.00'
L4	S.49°06'14"W.	37.00'
L5	N.40°53'46"W.	158.94'
L6	S.21°05'55"E.	652.71'
L7	N.77°52'47"E.	75.96'
L8	N.16°13'56"E.	156.4'
L9	N.16°13'56"E.	102.4'
L10	N.16°13'56"E.	160.8'
L11	N.16°13'56"E.	160.6'
L12	N.16°13'56"E.	52.3'
L13	N.00°19'31"E.	133.6'
L14	N.00°19'31"E.	53.1'
L15	N.00°19'31"E.	65.0'

LINE TABLE

Line	Bearing	Distance
L16	N.00°19'31"E.	73.5'
L17	N.00°19'31"E.	100.5'
L18	N.00°19'31"E.	136.1'
L19	N.00°19'31"E.	149.2'
L20	S.89°40'09"E.	287.9'
L21	S.89°40'09"E.	287.3'
L22	S.89°40'09"E.	285.7'
L23	S.89°40'09"E.	183.7'
L24	S.89°40'09"E.	169.7'
L25	S.89°40'09"E.	102.0'
L26	S.89°40'09"E.	101.9'
L27	N.89°40'09"W.	147.8'
L28	S.73°46'04"E.	197.9'
L29	S.73°46'04"E.	197.9'
L30	S.73°46'04"E.	197.5'
L31	S.73°46'04"E.	182.2'

SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DESIGNATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

BOUNDARY SURVEY BASED ON THE DESCRIPTION PREPARED BY BANKS ENGINEERING, INC. AND EXISTING FIELD MONUMENTATION.

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT OF A CLOSED GEOMETRIC FIGURE WAS ACCURACY OBTAINED BY MEASUREMENT OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.89°29'37"E.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP# 125124 0225 C, EFFECTIVE MARCH 15, 1994, THE PARCEL LIES IN FLOOD ZONE X, A AND AE.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

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

PARCEL IS VACANT.

PARCEL CONTAINS 741.72 ACRES MORE OR LESS.

DATE OF LAST FIELD WORK: 10-03-2001.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RICHARD M. RITZ, P.L.S.
FLORIDA CERTIFICATION NO. 4089

- THIS SURVEY IS 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 OF PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

LEGEND:

O.R.	INDICATES OFFICIAL RECORDS BOOK
PG.	INDICATES PAGE.
P.O.B	INDICATES POINT OF BEGINNING
P.O.C.	INDICATES POINT OF COMMENCEMENT
R/W	INDICATES RIGHT-OF-WAY
(1)	INDICATES CURVE NUMBER 1 FROM THE CURVE TABLE
L1	INDICATES LINE NUMBER 1 FROM THE LINE TABLE
SUBDIV.	INDICATES SUBDIVISION
I.R.	INDICATES 5/8" IRON ROD, LB 6690 "BANKS ENG" , UNLESS OTHERWISE SHOWN
C.M.	INDICATES CONCRETE MONUMENT
ID#	INDICATES IDENTIFICATION NUMBER
W/	INDICATES WITH
FND	INDICATES FOUND

DCI 2001-00038

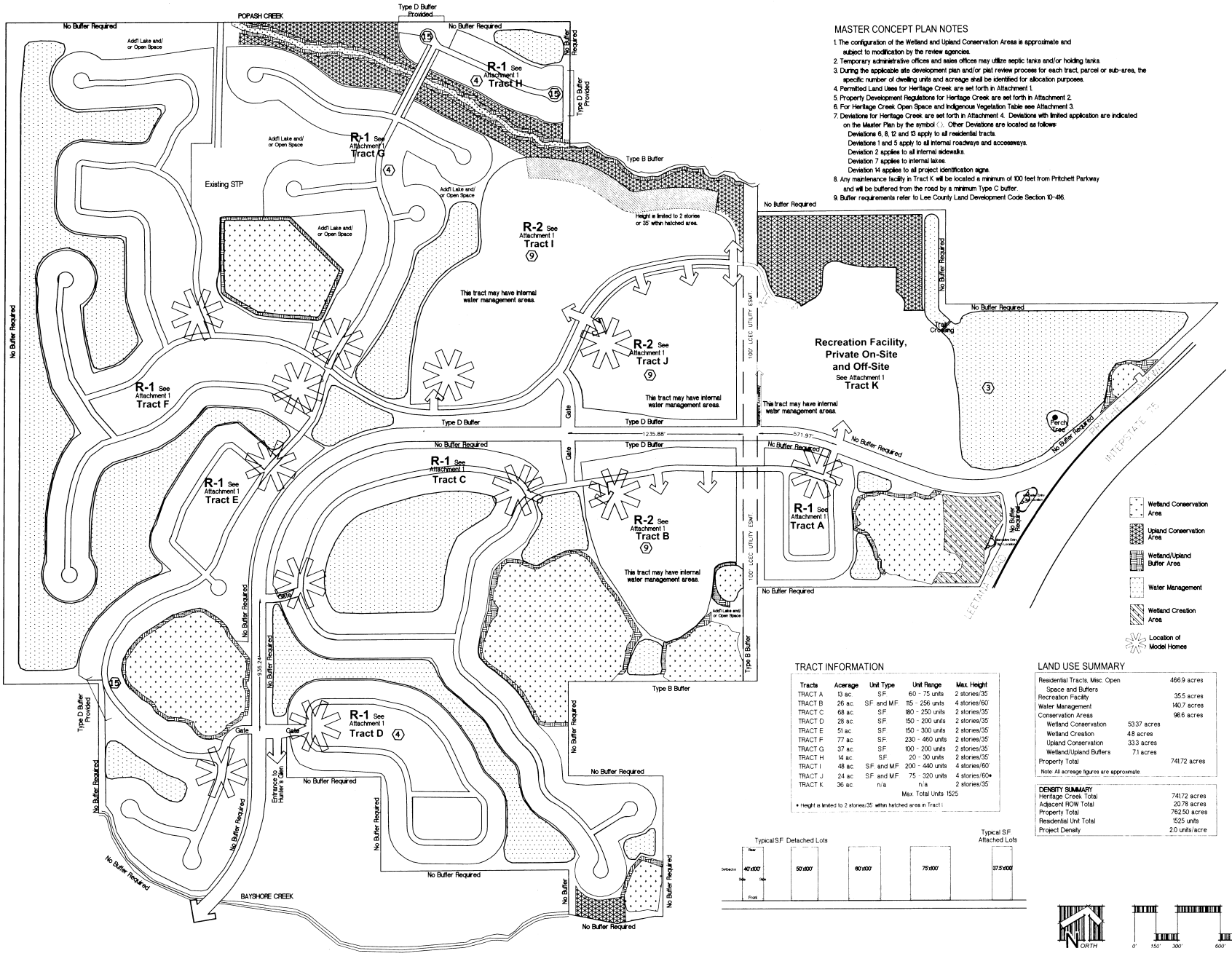
RECEIVED
OCT 19 2001
PERMIT COUNTER

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering, Inc.
ENGINEERING, SURVEYING & LAND PLANNING
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 101 MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(941) 939-5490

BOUNDARY SURVEY
STONEYBROOK NORTH
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	DRAWING	DRAWN	CHECKED	SCALE	SHT: 1 OF 1	FILE NO. (S-T-R)
10-03-01	1447	SR_REVISED	RR	RR	1"=400'		16-43-25



MASTER CONCEPT PLAN NOTES

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. Permitted Land Uses for Heritage Creek are set forth in Attachment 1.
5. Property Development Regulations for Heritage Creek are set forth in Attachment 2.
6. For Heritage Creek Open Space and Indigenous Vegetation Table see Attachment 3.
7. Deviations for Heritage Creek are set forth in Attachment 4. Deviations with limited application are indicated on the Master Plan by the symbol (◇). Other Deviations are located as follows
   - Deviations 6, 8, 12 and 13 apply to all residential tracts.
   - Deviations 1 and 5 apply to all internal roadways and accessways.
   - Deviation 2 applies to all internal sidewalks.
   - Deviation 7 applies to internal lakes.
   - Deviation 14 applies to all project identification signs.
8. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered from the road by a minimum Type C buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.

TRACT INFORMATION

Tracts	Acerage	Unit Type	Unit Range	Max. Height
TRACT A	13 ac.	S.F.	60 - 75 units	2 stories/35
TRACT B	26 ac.	S.F. and M.F.	115 - 256 units	4 stories/60
TRACT C	68 ac.	S.F.	180 - 250 units	2 stories/35
TRACT D	28 ac.	S.F.	150 - 200 units	2 stories/35
TRACT E	51 ac.	S.F.	150 - 300 units	2 stories/35
TRACT F	77 ac.	S.F.	230 - 460 units	2 stories/35
TRACT G	37 ac.	S.F.	100 - 200 units	2 stories/35
TRACT H	14 ac.	S.F.	20 - 30 units	2 stories/35
TRACT I	48 ac.	S.F. and M.F.	200 - 440 units	4 stories/60
TRACT J	24 ac.	S.F. and M.F.	75 - 320 units	4 stories/60*
TRACT K	36 ac.	n/a	n/a	2 stories/35

Max. Total Units 1525

* Height is limited to 2 stories/35' within hatched area in Tract I.

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		466.9 acres
Recreation Facility		35.5 acres
Water Management		140.7 acres
Conservation Areas		98.6 acres
Wetland Conservation	53.37 acres	
Wetland Creation	4.8 acres	
Upland Conservation	33.3 acres	
Wetland/Upland Buffers	7.1 acres	
Property Total		741.72 acres

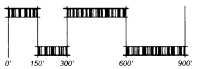
Note: All acreage figures are approximate

DENSITY SUMMARY

Heritage Creek Total	741.72 acres
Adjacent ROW Total	20.78 acres
Property Total	762.50 acres
Residential Unit Total	1525 units
Project Density	2.0 units/acre

Typical SF Detached Lots

Typical SF Attached Lots



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Wetland Conservation Area
Upland Conservation Area
Wetland/Upland Buffer Area
Water Management
Wetland Creation Area
Location of Model Homes

WilsonMiller

Planners - Engineers - Ecologists - Surveyors
Landscape Architects - Transportation Consultants

WilsonMiller, Inc.
Naples - Fort Myers - Sarasota - Bradenton - Tampa - Tallahassee
4571 Colonial Boulevard, Suite 100, Fort Myers, FL 33966
Phone 941-939-1020 - Fax 941-939-7479
E-mail: FortMyers@wilsonmiller.com - Web Site: www.wilsonmiller.com

HERITAGE CREEK

MASTER CONCEPT PLAN

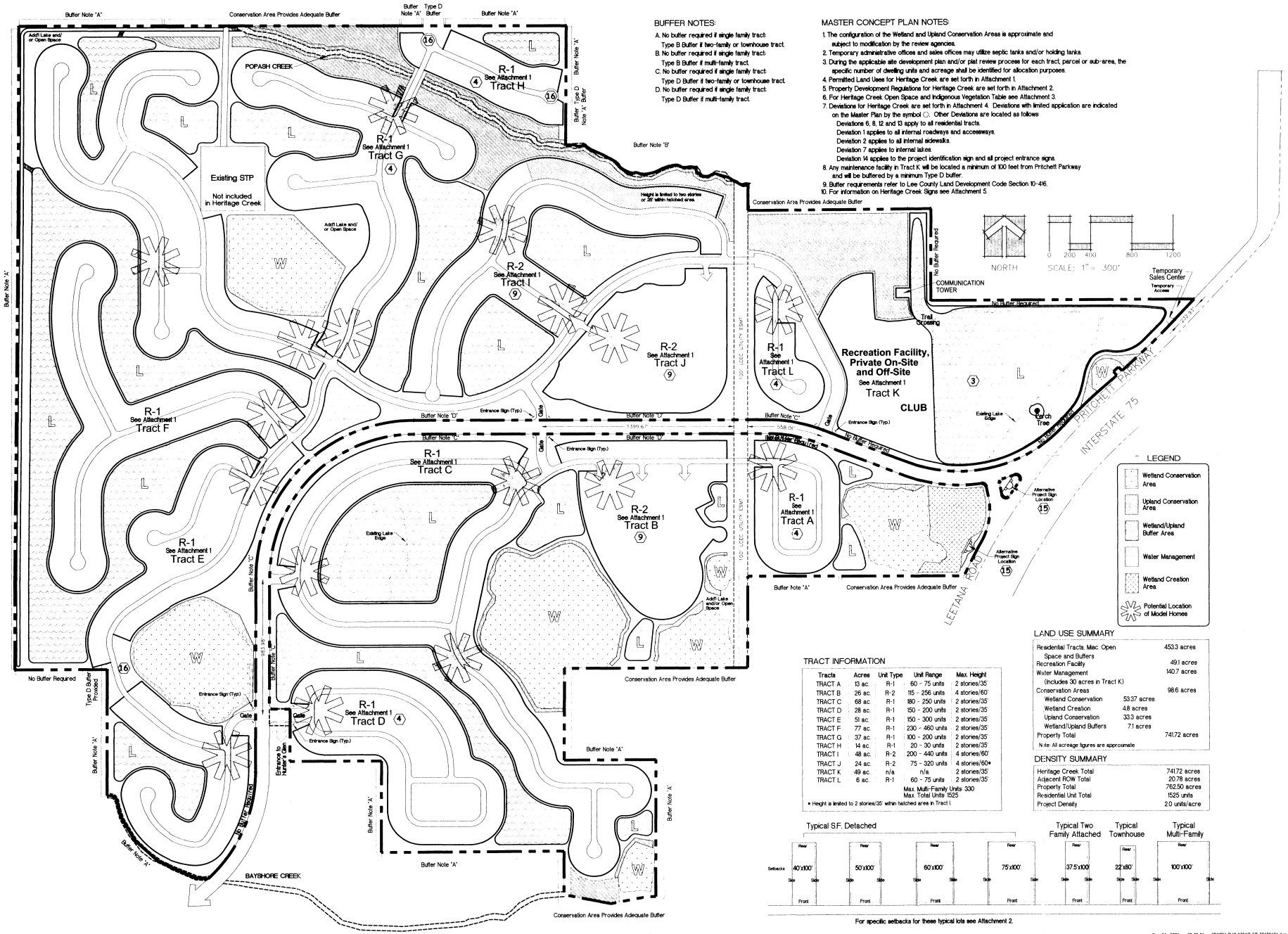
PREPARED FOR : US HOME CORPORATION

DCI 2001-00038

RECEIVED
OCT 19 2001
PERMIT COUNTER

PRINTED
OCT 1 : ....
Wilson!
4571 Color:
Ft. Myers, FL

SEC 15/16 TWP 43S RGE 25E
Designed by:
Drawn by: S.W.P./1078
Checked by:
Approved by:
Date: 10/01/001
Scale: 1" = 300'
PIN: 03642-000-000 PZPSR
File #: D-3642-01
Sheet 1 of 1



BUFFER NOTES:

A. No buffer required if single family tract:
Type B Buffer if two-family or townhouse tract.
B. No buffer required if single family tract:
Type B Buffer if multi-family tract.
C. No buffer required if single family tract:
Type D Buffer if two-family or townhouse tract.
D. No buffer required if single family tract:
Type D Buffer if multi-family tract.

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. Permitted Land Uses for Heritage Creek are set forth in Attachment I.
5. Property Development Regulations for Heritage Creek are set forth in Attachment 2.
6. For Heritage Creek Open Space and Indigenous Vegetation Table see Attachment 3.
7. Deviations for Heritage Creek are set forth in Attachment 4. Deviations with limited application are indicated on the Master Plan by the symbol ○. Other Deviations are located as follows:
Deviations 6, 8, 12 and 13 apply to all residential tracts.
Deviation 1 applies to all internal roadways and accessways.
Deviation 2 applies to all internal sidewalks.
Deviation 7 applies to internal lakes.
Deviation 14 applies to the project identification sign and all project entrance signs.
8. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered by a minimum Type D buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.
10. For information on Heritage Creek Signs see Attachment 5.

LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- Water Management
- Wetland Creation Area
- Potential Location of Model Homes

TRACT INFORMATION

Tracts	Acres	Unit Type	Unit Range	Max. Height
TRACT A	13 ac.	R-1	60 - 75 units	2 stories/35'
TRACT B	26 ac.	R-2	115 - 256 units	4 stories/60'
TRACT C	68 ac.	R-1	180 - 250 units	2 stories/35'
TRACT D	28 ac.	R-1	150 - 200 units	2 stories/35'
TRACT E	51 ac.	R-1	150 - 300 units	2 stories/35'
TRACT F	77 ac.	R-1	230 - 460 units	2 stories/35'
TRACT G	37 ac.	R-1	100 - 200 units	2 stories/35'
TRACT H	14 ac.	R-1	20 - 30 units	2 stories/35'
TRACT I	48 ac.	R-2	200 - 440 units	4 stories/60'
TRACT J	24 ac.	R-2	75 - 320 units	4 stories/60*
TRACT K	49 ac.	n/a	n/a	2 stories/35'
TRACT L	6 ac.	R-1	60 - 75 units	2 stories/35'
			Max. Multi-Family Units 330	
			Max. Total Units 1525	

* Height is limited to 2 stories/35' within hatched area in Tract I.

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		453.3 acres
Recreation Facility		49.1 acres
Water Management (Includes 30 acres in Tract K)		140.7 acres
Conservation Areas		98.6 acres
Wetland Conservation	53.37 acres	
Wetland Creation	4.8 acres	
Upland Conservation	33.3 acres	
Wetland/Upland Buffers	7.1 acres	
Property Total		741.72 acres

Note: All acreage figures are approximate.

DENSITY SUMMARY

Heritage Creek Total	741.72 acres
Adjacent ROW Total	20.78 acres
Property Total	762.50 acres
Residential Unit Total	1525 units
Project Density	2.0 units/acre

Typical S.F. Detached

Typical Two Family Attached

Typical Townhouse

Typical Multi-Family

For specific setbacks for these typical lots see Attachment 2.

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WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
Naples • Fort Myers WilsonMiller, Inc. • Sarasota • Tampa • Tallahassee
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E-mail: fortmyers@wilsonmiller.com • Web Site: www.wilsonmiller.com

HERITAGE CREEK

MASTER CONCEPT PLAN

PREPARED FOR : US HOME CORPORATION

PERMIT COUNTER

DCI 2001-00038

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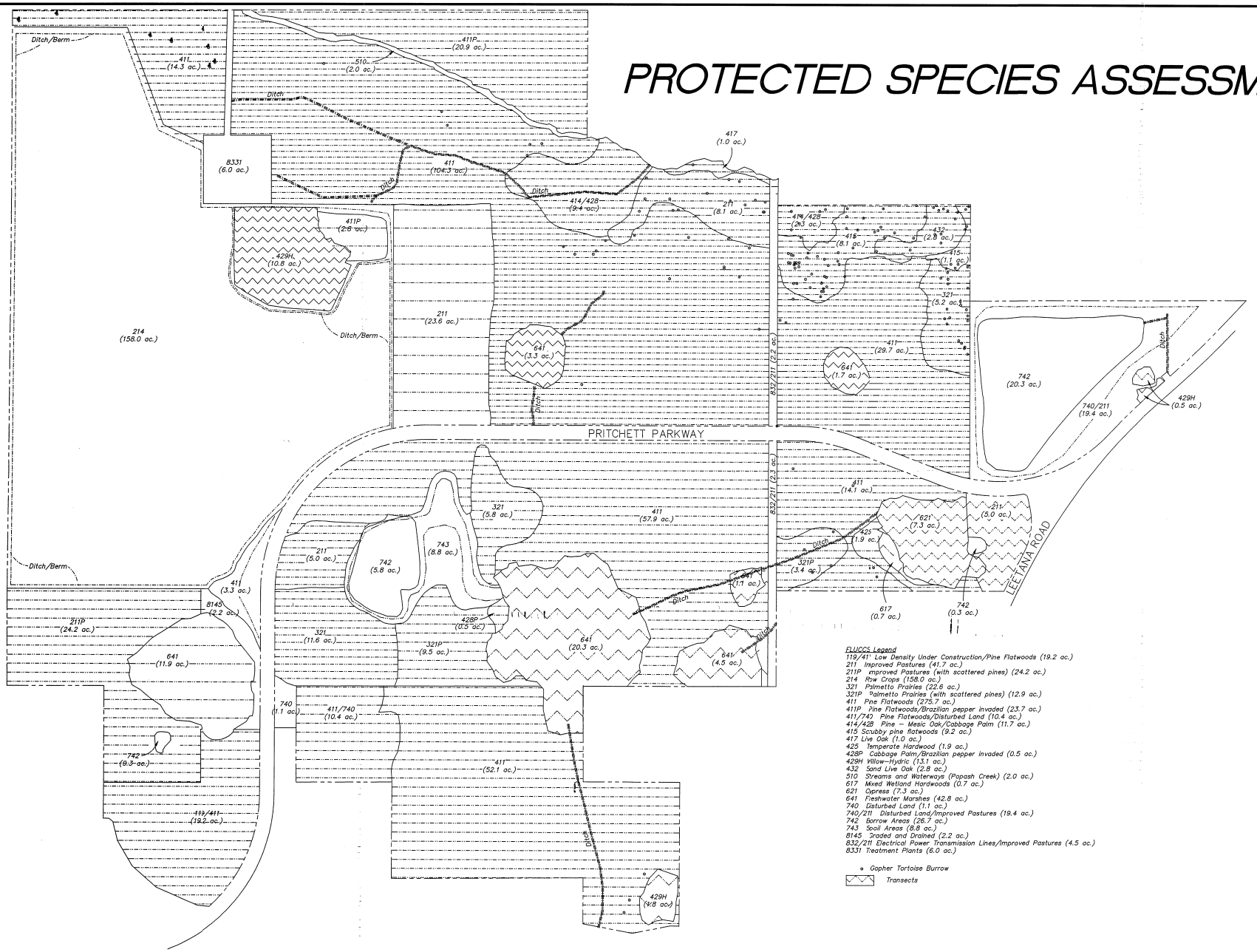
DEC 05 2001

WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

WilsonMiller Inc. - FL Lic.LC-C000035
WilsonMiller, Inc. - Certificate of Authorization #43

SEC 15,16 TWP 43S RGE 25E
Designed by:
Drawn by: S.W.P./1078
Checked by:
Approved by:
Date: 10/01/001
Scale: 1" = 300'
PIN: 03642-000-000 PZPSR
File #: D-3642-02
Sheet 1 of 1

PROTECTED SPECIES ASSESSMENT



FLUCCS Legend
119/41' Low Density Under Construction/Pine Flatwoods (19.2 ac.)
211 Improved Pastures (41.7 ac.)
211P Improved Pastures (with scattered pines) (24.2 ac.)
214 Row Crops (158.0 ac.)
321 Palmetto Prairies (22.6 ac.)
321P Palmetto Prairies (with scattered pines) (12.9 ac.)
411 Pine Flatwoods (275.7 ac.)
411P Pine Flatwoods/Brazilian pepper invaded (23.7 ac.)
411/740 Pine Flatwoods/Disturbed Land (10.4 ac.)
414/428 Pine – Mesic Oak/Cabbage Palm (11.7 ac.)
415 Scrubby pine flatwoods (9.2 ac.)
417 Live Oak (1.0 ac.)
425 Temperate Hardwood (1.9 ac.)
428P Cabbage Palm/Brazilian pepper invaded (0.5 ac.)
429H Willow–Hydric (13.1 ac.)
432 Sand Live Oak (2.8 ac.)
510 Streams and Waterways (Papash Creek) (2.0 ac.)
617 Mixed Wetland Hardwoods (0.7 ac.)
621 Cypress (7.3 ac.)
641 Freshwater Marshes (42.8 ac.)
740 Disturbed Land (1.1 ac.)
740/211 Disturbed Land/Improved Pastures (19.4 ac.)
742 Borrow Areas (26.7 ac.)
743 Spoil Areas (8.8 ac.)
8145 Graded and Drained (2.2 ac.)
832/211 Electrical Power Transmission Lines/Improved Pastures (4.5 ac.)
8331 Treatment Plants (6.0 ac.)

Gopher Tortoise Burrow
Transects

300 150 0 300
SCALE FEET

RECEIVED
OCT 19 2001
COMMUNITY DEVELOPMENT

OCI 2001-00038

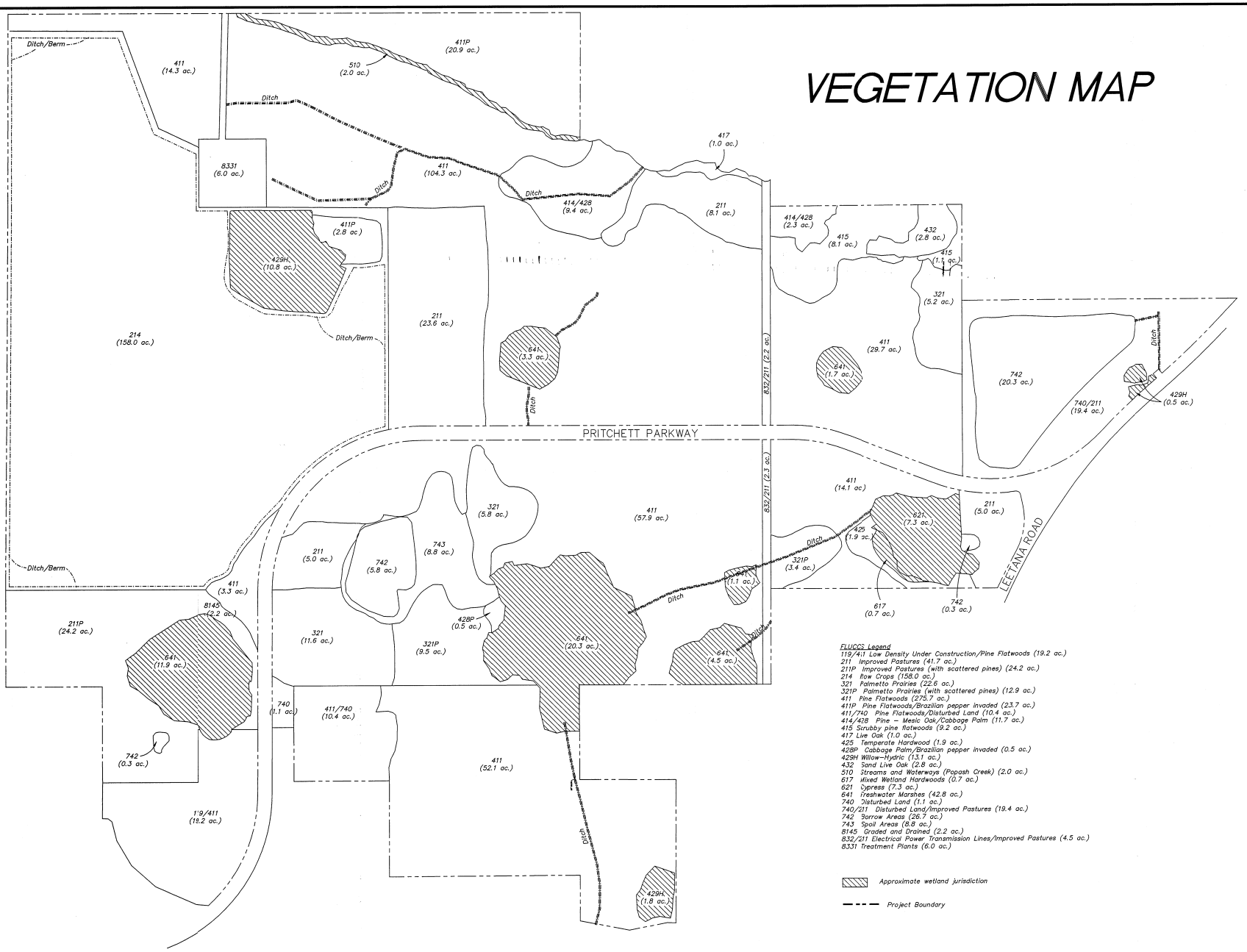
W. DEXTER BENDER & ASSOCIATES
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS, FLORIDA 941/334-3680

REVISED

HERITAGE CREEK

SHEET

VEGETATION MAP



300 150 0 300
SCALE FEET

FLUCCS Legend
119/4:1 Low Density Under Construction/Pine Flatwoods (19.2 ac.)
211 Improved Pastures (41.7 ac.)
211P Improved Pastures (with scattered pines) (24.2 ac.)
214 Row Crops (158.0 ac.)
321 Palmetto Prairies (22.6 ac.)
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415 Scrubby pine flatwoods (9.2 ac.)
417 Live Oak (1.0 ac.)
425 Temperate Hardwood (1.9 ac.)
428P Cabbage Palm/Brazilian pepper invaded (0.5 ac.)
429H Willow–Hydric (13.1 ac.)
432 Sand Live Oak (2.8 ac.)
510 Streams and Waterways (Popash Creek) (2.0 ac.)
617 Mixed Wetland Hardwoods (0.7 ac.)
621 Cypress (7.3 ac.)
641 Freshwater Marshes (42.8 ac.)
740 Disturbed Land (1.1 ac.)
740/211 Disturbed Land/Improved Pastures (19.4 ac.)
742 Borrow Areas (26.7 ac.)
743 Spoil Areas (8.8 ac.)
8145 Graded and Drained (2.2 ac.)
832/211 Electrical Power Transmission Lines/Improved Pastures (4.5 ac.)
8331 Treatment Plants (6.0 ac.)

Approximate wetland jurisdiction
Project Boundary

RECEIVED
OCT 19 2001
COMMUNITY DEVELOPMENT

DCI 2001-00038

August 28, 2001 3:26:19 PM
Drawn: Jeff Jones (JJS)

W. DEXTER BENDER & ASSOCIATES
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS, FLORIDA 941/334-9880

REVISED:

HERITAGE CREEK

SHEET

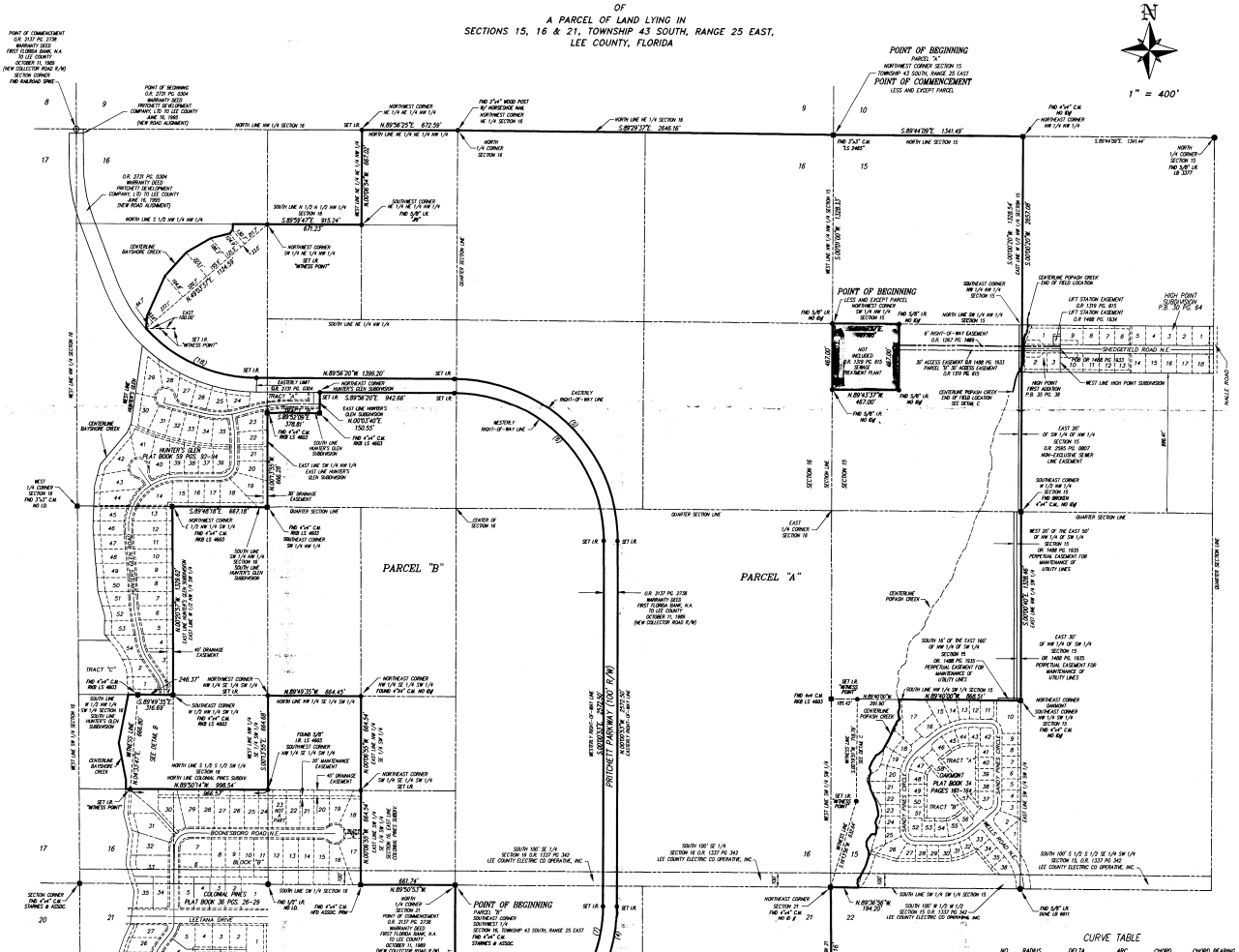
DCI 2001-00038

SURVEY PLAT

OF

A PARCEL OF LAND LYING IN
SECTIONS 15, 16 & 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

1" = 400'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	5553.58'	06°30'23"	630.73'	630.40'	N.43°46'13"W
2	5553.63'	00°55'22"	173.08'	173.08'	N.47°56'23"W
3	1050.00'	68°05'24"	1247.89'	1175.28'	N.12°56'47"W
4	1150.00'	68°05'24"	1366.51'	1287.38'	N.12°56'47"W
5	1150.00'	20°55'37"	420.20'	417.85'	N.44°28'35"E
6	1050.00'	89°53'27"	1647.85'	1483.94'	S.44°56'37"E
7	1050.00'	21°08'46"	386.60'	384.34'	S.02°30'39"E
8	1150.00'	29°20'46"	589.01'	582.60'	S.06°25'25"W
9	30.00'	86°37'33"	45.36'	41.17'	S.36°48'56"W
10	450.00'	41°28'01"	325.66'	318.62'	N.81°23'18"W
11	494.08'	04°02'04"	290.17'	288.19'	N.62°40'19"W
12	1150.00'	07°46'30"	156.05'	155.93'	S.12°08'04"E
13	1150.00'	04°44'48"	95.27'	95.24'	S.18°31'44"E
14	30.00'	145°24'40"	76.14'	57.29'	S.31°56'12"W
15	30.00'	13°34'39"	7.11'	7.09'	N.17°39'29"E
16	550.00'	00°27'56"	4.47'	4.47'	N.78°06'40"E
17	30.00'	86°10'58"	45.08'	40.96'	S.59°04'15"E
18	1050.00'	47°47'50"	876.93'	852.76'	N.44°03'34"W

LINE TABLE

Line	Bearing	Distance	Line	Bearing	Distance
L1	N.46°31'25"W	203.32'	L30	N.00°19'51"E	22.7'
L2	N.69°00'14"E	30.99'	L31	N.00°19'51"E	27.4'
L3	N.40°52'46"W	50.00'	L32	N.00°19'51"E	29.4'
L4	N.49°06'14"W	50.00'	L33	N.00°19'51"E	58.4'
L5	S.77°52'42"W	73.35'	L34	S.89°40'09"E	297.3'
L6	N.15°22'22"E	133.36'	L35	S.89°40'09"E	286.4'
L7	N.15°22'22"E	73.96'	L36	S.89°40'09"E	289.9'
L8	N.16°13'56"E	79.6'	L37	S.89°40'09"E	289.9'
L9	N.16°13'56"E	79.6'	L38	S.89°40'09"E	279.0'
L10	N.16°13'56"E	23.1'	L39	S.89°40'09"E	279.0'
L11	N.16°13'56"E	23.1'	L40	S.89°40'09"E	88.0'
L12	N.16°13'56"E	94.4'	L41	S.89°40'09"E	135.2'
L13	N.16°13'56"E	67.3'	L42	S.89°40'09"E	88.0'
L14	N.16°13'56"E	52.6'	L43	S.89°40'09"E	88.0'
L15	N.16°13'56"E	17.2'	L44	S.89°40'09"E	97.8'
L16	N.16°13'56"E	75.4'	L45	S.89°40'09"E	97.8'
L17	N.16°13'56"E	66.6'	L46	S.89°40'09"E	94.3'
L18	N.16°13'56"E	40.2'	L47	S.89°40'09"E	97.7'
L19	N.00°19'51"E	83.1'	L48	S.73°46'04"E	137.6'
L20	N.00°19'51"E	83.7'	L49	S.73°46'04"E	172.6'
L21	N.00°19'51"E	31.8'	L50	S.73°46'04"E	168.4'
L22	N.00°19'51"E	16.0'	L51	S.73°46'04"E	196.7'
L23	N.00°19'51"E	12.6'	L52	S.73°46'04"E	164.5'
L24	N.00°19'51"E	13.2'	L53	S.73°46'04"E	148.4'
L25	N.00°19'51"E	84.6'	L54	S.73°46'04"E	168.4'
L26	N.00°19'51"E	33.8'	L55	S.73°46'04"E	191.1'
L27	N.00°19'51"E	33.8'	L56	S.73°46'04"E	196.0'
L28	N.00°19'51"E	116.4'	L57	S.73°46'04"E	164.2'
L29	N.00°19'51"E	16.7'	L58	S.73°46'04"E	170.2'

LEGAL DESCRIPTION

AS PREPARED BY BANKS ENGINEERING, INC.

TRACTS OR PARCELS OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 15, 16 AND 21 TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°44'09"E. ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1341.49 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.00°00'20"W. ALONG THE EAST LINE OF SAID FRACTION FOR 2637.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.00°04'14"E. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 FOR 1326.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION THE SAME BEING THE NORTHEAST CORNER OF OAKMONT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 PAGES 161 THROUGH 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°40'00"W. ALONG THE SOUTH LINE OF SAID FRACTION AND THE NORTH LINE OF SAID OAKMONT FOR 1668.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 THE SAME BEING THE SOUTHWEST CORNER OF SAID OAKMONT; THENCE N.89°36'56"W. ALONG SAID SOUTH LINE FOR 194.20 FEET TO THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°23'07"E. ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 FOR 1338.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.89°50'10"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 664.14 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°12'53"E. ALONG THE EAST LINE OF SAID FRACTION FOR 1338.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE CONTINUE S.00°12'53"E. 582.85 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.45°31'25"W. ALONG SAID NORTHERLY LINE FOR 203.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5553.58 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 06°30'23.2" FOR 630.73 FEET; THENCE N.49°06'14"E. ALONG SAID NORTHERLY LINE FOR 36.99 FEET; THENCE N.40°52'46"W. ALONG SAID NORTHERLY LINE FOR 50.00 FEET; THENCE S.49°06'14"W. ALONG SAID NORTHERLY LINE FOR 37.00 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 156.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5553.63 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 00°55'22" FOR 173.08 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°05'24" FOR 1247.89 FEET; THENCE N.21°05'55"E. ALONG SAID EASTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 21°08'46" FOR 423.73 FEET; THENCE N.00°56'51"W. ALONG SAID EASTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 89°53'27" FOR 1804.91 FEET; THENCE N.89°56'37"W. ALONG SAID EASTERLY LINE FOR 1339.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°47'50" FOR 875.93 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BATISHORE CREEK; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°59'47"E. ALONG SAID SOUTH LINE FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N.00°06'54"W. ALONG THE WEST LINE OF SAID FRACTION FOR 667.02 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE N.89°56'25"E. ALONG SAID NORTH LINE FOR 672.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°29'37"E. ALONG THE NORTH LINE OF SAID SECTION FOR 2646.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°01'00"W. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 FOR 1338.53 FEET TO THE POINT OF BEGINNING, THE SAME BEING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.89°43'27"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S.00°01'00"W. FOR 467.00 FEET; THENCE N.89°43'27"W. FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N.00°01'00"E. ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 510.23 ACRES MORE OR LESS.

AND: PARCEL "B"

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.89°50'53"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST LINE OF COLONIAL PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 A/K PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°06'55"W. ALONG SAID EAST LINE FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE N.00°06'55"W. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S.89°50'53"E. ALONG THE SOUTH LINE OF SAID FRACTION FOR 664.65 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE S.00°13'55"E. ALONG THE EAST LINE OF SAID FRACTION FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE N.89°50'53"W. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES FOR 998.54 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BATISHORE CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THE SAME BEING THE SOUTH LINE OF HUNTER'S GLEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGES 92 THROUGH 94 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.89°49'35"E. ALONG SAID SOUTH LINE FOR 316.69 FEET TO THE SOUTHEAST CORNER OF SAID HUNTER'S GLEN; THENCE N.00°20'57"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 1329.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE S.89°49'35"E. ALONG SAID SOUTH LINE FOR 661.74 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°13'55"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 666.68 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°13'55"W. FOR 378.81 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°07'40"E. ALONG SAID EAST LINE FOR 150.55 FEET TO THE NORTHEAST CORNER OF SAID HUNTER'S GLEN, THE SAME BEING AN INTERSECTION WITH THE WESTERLY LINE OF PRITCHETT PARKWAY (100 FEET WIDE); THENCE S.89°56'20"E. ALONG SAID WESTERLY LINE FOR 942.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 89°53'27" FOR 1647.85 FEET; THENCE S.00°03'53"E. ALONG SAID WESTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'46" FOR 386.92 FEET; THENCE S.21°05'55"W. ALONG SAID WESTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 29°20'46" FOR 589.01 FEET TO POINT "A" THE SAME BEING AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°37'33" FOR 45.36 FEET; THENCE S.73°50'14"W. ALONG SAID NORTHERLY LINE FOR 75.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 41°28'01" FOR 325.66 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LEETANA DRIVE (86 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 494.08 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°02'04" FOR 290.17 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.00°06'48"E. ALONG SAID WEST LINE FOR 1581.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 230.62 ACRES MORE OR LESS.

AND: PARCEL "C"

COMMENCING AT THE AFOREMENTIONED POINT "A" THE SAME BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.89°43'09"W.; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°46'30" FOR 156.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) THROUGH A CENTRAL ANGLE OF 04°44'48" FOR 95.27 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 145°24'40" FOR 76.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.15°22'36"W. ALONG SAID NORTHERLY LINE FOR 133.36 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 13°34'39" FOR 7.11 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 00°27'56" FOR 4.47 FEET; THENCE N.77°52'42"E. ALONG SAID SOUTHERLY LINE FOR 75.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°10'58" FOR 45.08 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.37 ACRES MORE OR LESS.

LEGEND:

O.R.	INDICATES OFFICIAL RECORDS BOOK
PG.	INDICATES PAGE.
P.O.B.	INDICATES POINT OF BEGINNING
P.O.C.	INDICATES POINT OF COMMENCEMENT
R/W	INDICATES RIGHT-OF-WAY
(1)	INDICATES CURVE NUMBER 1 FROM THE CURVE TABLE
L1	INDICATES LINE NUMBER 1 FROM THE LINE TABLE
SUBDIV.	INDICATES SUBDIVISION
I.R.	INDICATES 5/8" IRON ROD, LB 6690 "BANKS ENG" , UNLESS OTHERWISE SHOWN
C.M.	INDICATES CONCRETE MONUMENT
I.D#	INDICATES IDENTIFICATION NUMBER
W/	INDICATES WITH
FND	INDICATES FOUND

SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

BOUNDARY SURVEY BASED ON THE DESCRIPTION PREPARED BY BANKS ENGINEERING, INC. AND EXISTING FIELD MONUMENTATION.

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE OF ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT OF CLOSED GEOMETRIC FIGURE WAS 1 ACCURACY OBTAINED BY MEASUREMENT OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.89°29'37"E.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP 125124 0225 C, EFFECTIVE MARCH 15, 1994, THE PARCEL LIES IN FLOOD ZONE X, A AND AE.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

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

PARCEL IS VACANT.

PARCEL CONTAINS 741.22 ACRES MORE OR LESS.

DATE OF LAST FIELD WORK: 11-02-2001.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009

- THIS SURVEY IS 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 CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

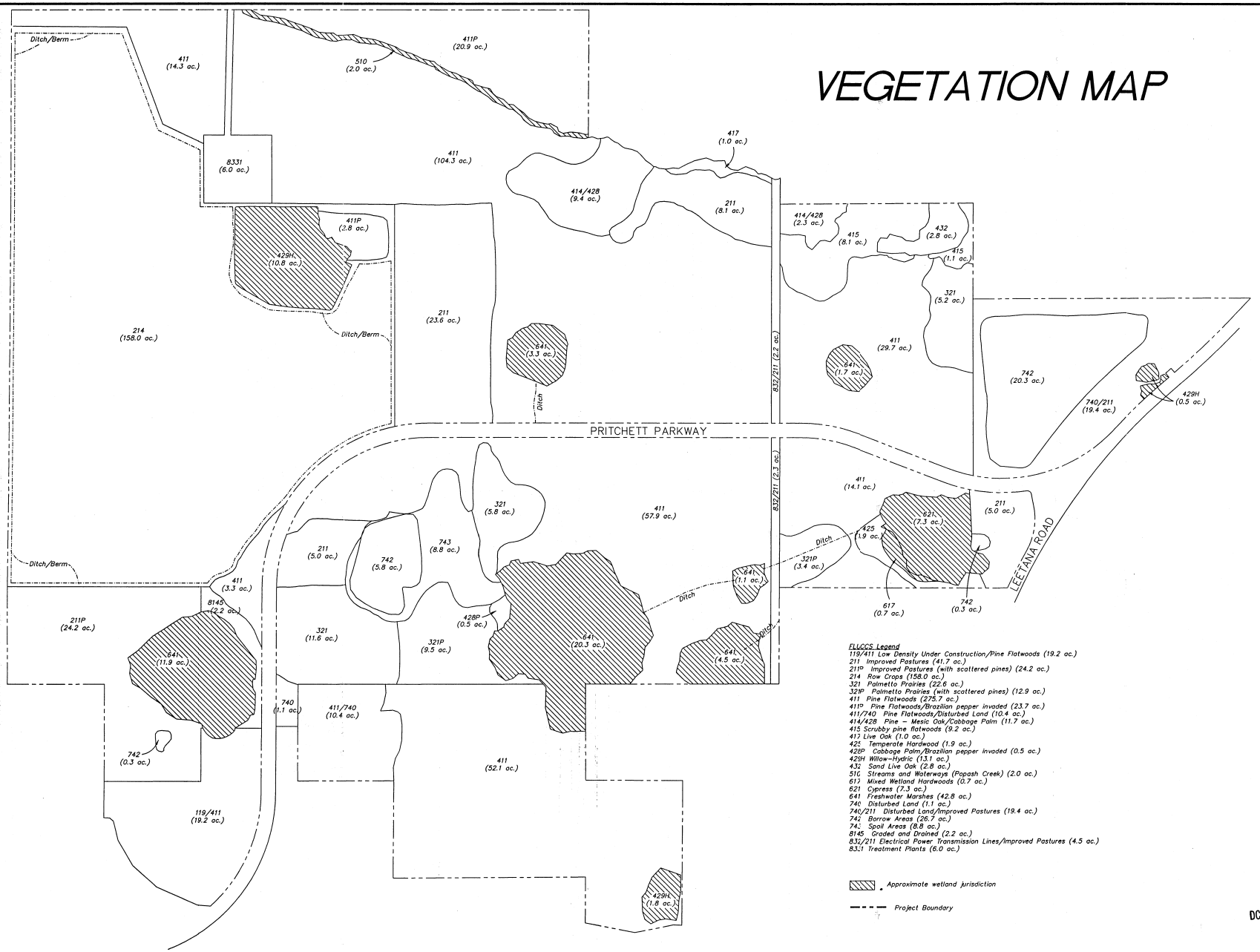
NO.	DATE	REVISION DESCRIPTION	BY
4	11-20-01	HIGH POINT DETAIL	RR
3	11-14-01	ADDED PARCEL ACREAGE'S TO LEGAL	JDW
2	11-14-01	REVISE TOTAL ACREAGE	JDW
1	11-04-01	REVISE POPASH CREEK	RR

Banks Engineering, Inc.
ENGINEERING, SURVEYING & LAND PLANNING
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(941) 939-5490

BOUNDARY SURVEY
STONEYBROOK NORTH
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	DRAWING	DRAWN	CHECKED	SCALE	FILE NO. (3-1-R)
10-03-01	1447	SK_REVISED	RR	RR	1"=400'	SHT. 1 OF 1	10-43-25

VEGETATION MAP



300 150 0 300
SCALE FEET

FLUCCS Legend
119/411 Low Density Under Construction/Pine Flatwoods (19.2 ac.)
211 Improved Pastures (41.7 ac.)
211P Improved Pastures (with scattered pines) (24.2 ac.)
214 Row Crops (158.0 ac.)
321 Palmetto Prairies (22.6 ac.)
321P Palmetto Prairies (with scattered pines) (12.9 ac.)
411 Pine Flatwoods (275.7 ac.)
411P Pine Flatwoods/Brazilian pepper invaded (23.7 ac.)
411/740 Pine Flatwoods/Disturbed Land (10.4 ac.)
414/428 Pine – Mesic Oak/Cabbage Palm (11.7 ac.)
415 Scrubby pine flatwoods (9.2 ac.)
417 Live Oak (1.0 ac.)
425 Temperate Hardwood (1.9 ac.)
428P Cabbage Palm/Brazilian pepper invaded (0.5 ac.)
429H Willow–Hydric (13.1 ac.)
432 Sand Live Oak (2.8 ac.)
510 Streams and Waterways (Popash Creek) (2.0 ac.)
617 Mixed Wetland Hardwoods (0.7 ac.)
621 Cypress (7.3 ac.)
641 Freshwater Marshes (42.8 ac.)
740 Disturbed Land (1.1 ac.)
740/211 Disturbed Land/Improved Pastures (19.4 ac.)
742 Borrow Areas (26.7 ac.)
745 Spoil Areas (8.8 ac.)
8145 Graded and Drained (2.2 ac.)
832/211 Electrical Power Transmission Lines/Improved Pastures (4.5 ac.)
8331 Treatment Plants (6.0 ac.)

Approximate wetland jurisdiction

Project Boundary

RECEIVED
MAY 31 2001
COMMUNITY DEVELOPMENT

DCI 2001-00038

W. DEXTER BENDER & ASSOCIATES
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS, FLORIDA 941/334-3680

REVISED

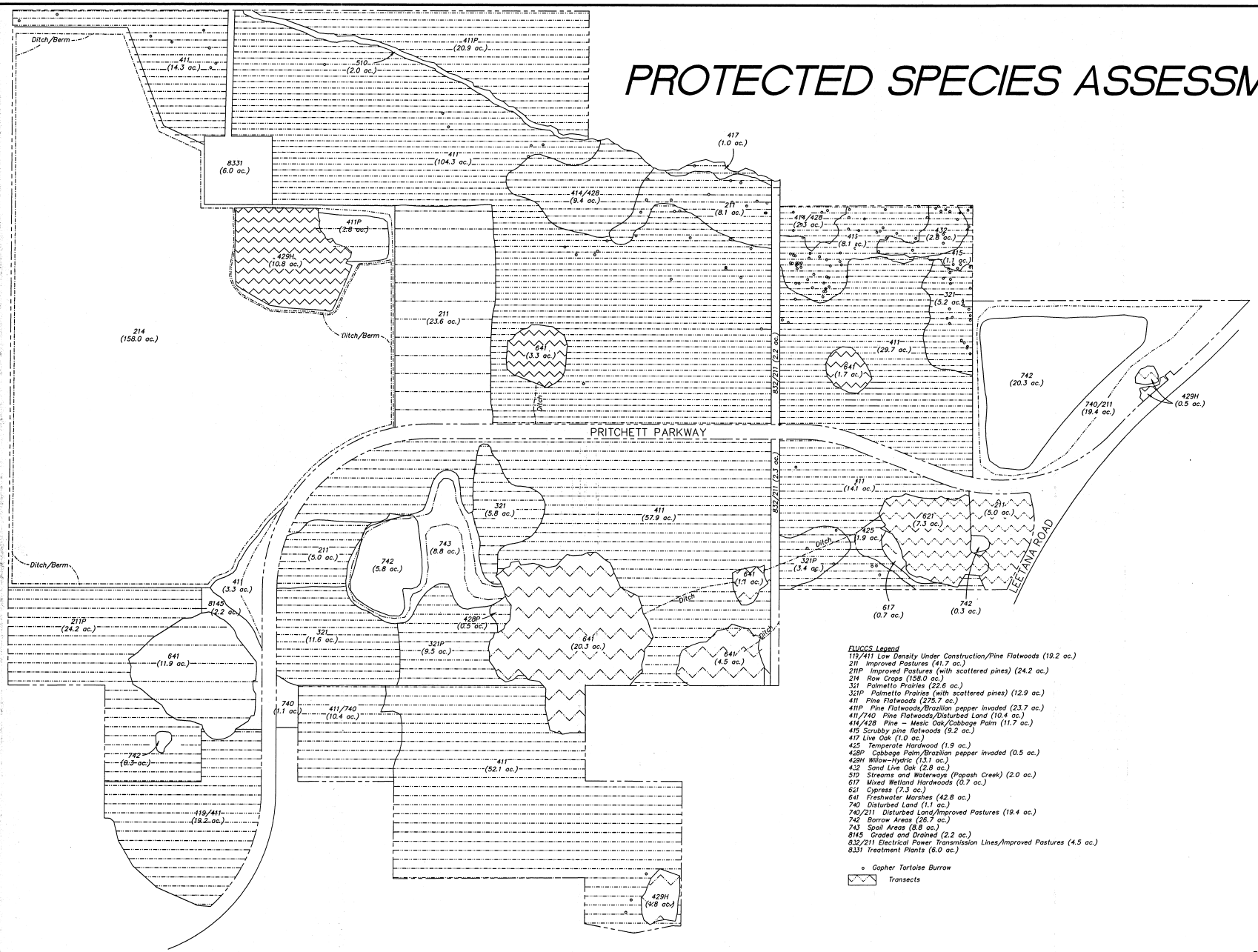
HERITAGE CREEK

SHEET Exhibit III-C-6 Vegetation/ Ground Cover

Heritage Creek (FKD)
US HOME Corporation

W:\DEXTER-BENDER & ASSOCIATES

PROTECTED SPECIES ASSESSMENT



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SCALE FEET

FLUCCS Legend
119/411 Low Density Under Construction/Pine Flatwoods (19.2 ac.)
211 Improved Pastures (41.7 ac.)
211P Improved Pastures (with scattered pines) (24.2 ac.)
214 Row Crops (158.0 ac.)
321 Palmetto Prairies (22.6 ac.)
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411 Pine Flatwoods (275.7 ac.)
411P Pine Flatwoods/Brazilian pepper invaded (23.7 ac.)
411/740 Pine Flatwoods/Disturbed Land (10.4 ac.)
414/428 Pine – Mesic Oak/Cabbage Palm (11.7 ac.)
415 Scrubby pine flatwoods (9.2 ac.)
417 Live Oak (1.0 ac.)
425 Temperate Hardwood (1.9 ac.)
428P Cabbage Palm/Brazilian pepper invaded (0.5 ac.)
429H Willow–Hydric (13.1 ac.)
432 Sand Live Oak (2.8 ac.)
510 Streams and Waterways (Papash Creek) (2.0 ac.)
617 Mixed Wetland Hardwoods (0.7 ac.)
621 Cypress (7.3 ac.)
641 Freshwater Marshes (42.8 ac.)
740 Disturbed Land (1.1 ac.)
740/211 Disturbed Land/Improved Pastures (19.4 ac.)
742 Borrow Areas (26.7 ac.)
743 Spoil Areas (8.8 ac.)
8145 Graded and Drained (2.2 ac.)
832/211 Electrical Power Transmission Lines/Improved Pastures (4.5 ac.)
8331 Treatment Plants (6.0 ac.)

o Gopher Tortoise Burrow
Transects

RECEIVED
MAY 31 2001
COMMUNITY DEVELOPMENT

DCI 2001-00038

W. DEXTER BENDER & ASSOCIATES
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS, FLORIDA 941/334-3680

REVISED

HERITAGE CREEK

SHEET Exhibit III-C-8

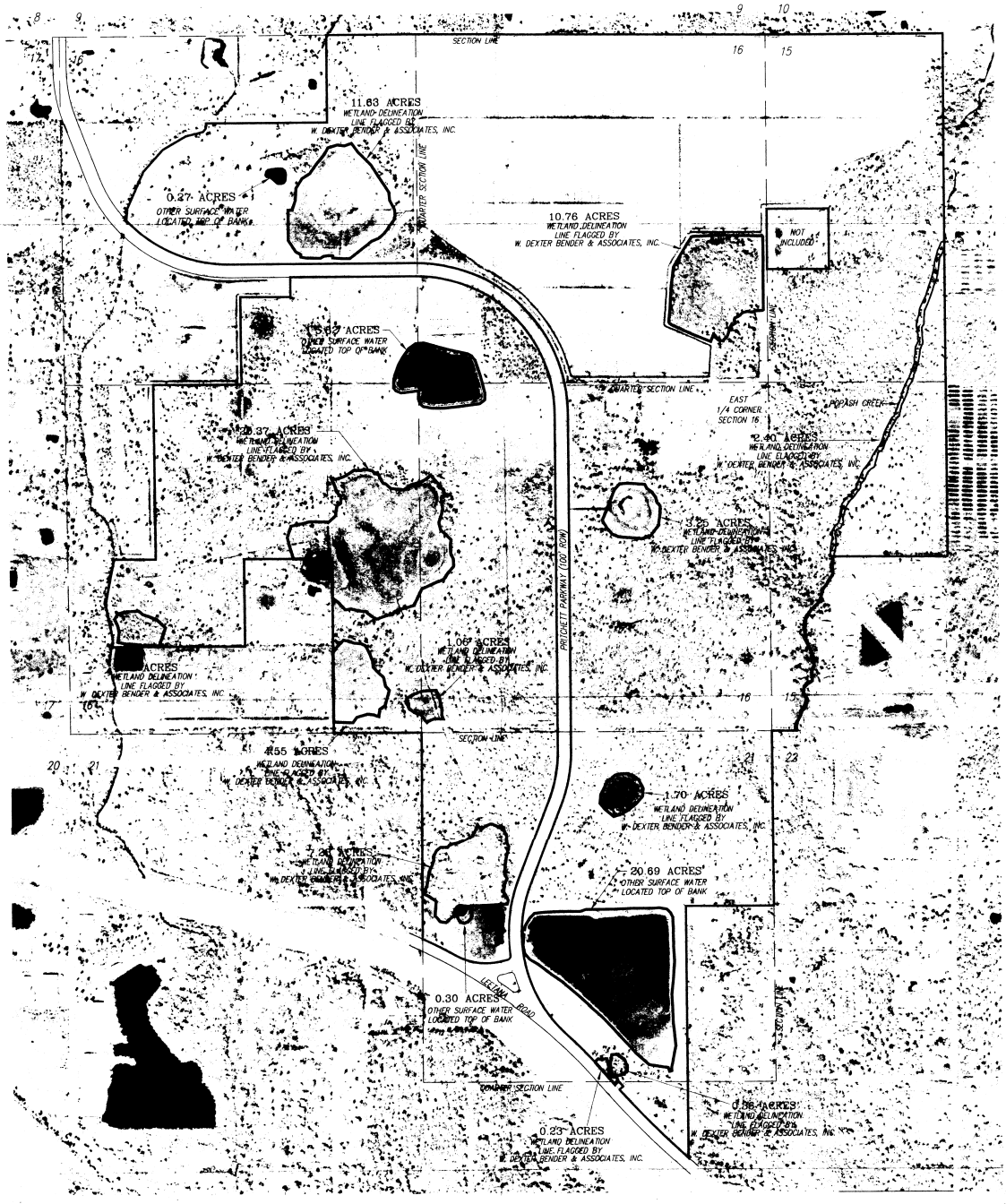
Protected Species Survey

Heritage Creek RPD
US HOME Corporation

W. DEXTER BENDER & ASSOCIATES

SPECIFIC PURPOSE SURVEY

OF
WETLANDS DELINEATION LINE
LYING IN A PARCEL OF LAND IN
SECTIONS 15,16, & 21 TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



SFWMD jurisdiction
Craig S. Linscott, PWS
2-27-01

SURVEYOR'S NOTES:

THIS SPECIFIC PURPOSE SURVEY PREPARED TO SHOW THE WETLANDS DELINEATION LINE AS FLAGGED BY W. DEXTER BENDER & ASSOCIATES, INC.
DATE OF LAST FIELD WORK: 6-28-01

LEGEND:

O.R.	INDICATES OFFICIAL RECORDS BOOK.
PG.	INDICATES PAGE.
P.O.B	INDICATES POINT OF BEGINNING.
P.O.C.	INDICATES POINT OF COMMENCEMENT.
R/W	INDICATES RIGHT-OF-WAY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4203

- THIS SURVEY IS 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 CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
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- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering, Inc.
ENGINEERING, SURVEYING & LAND PLANNING
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6640
10500 SIX MILE CYPRESS PARKWAY - SUITE 104
FORT MYERS, FLORIDA 33966
(941) 939-5490

SPECIFIC PURPOSE SURVEY
STONEYBROOK NORTH
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	DRAWING	DRAWN	CHECKED	SCALE	SHT	FILE NO. (5-T-R)
7-19-01	1447	1447WLD	CCG	RJR	1"=600'	1 OF 1	00-00-00

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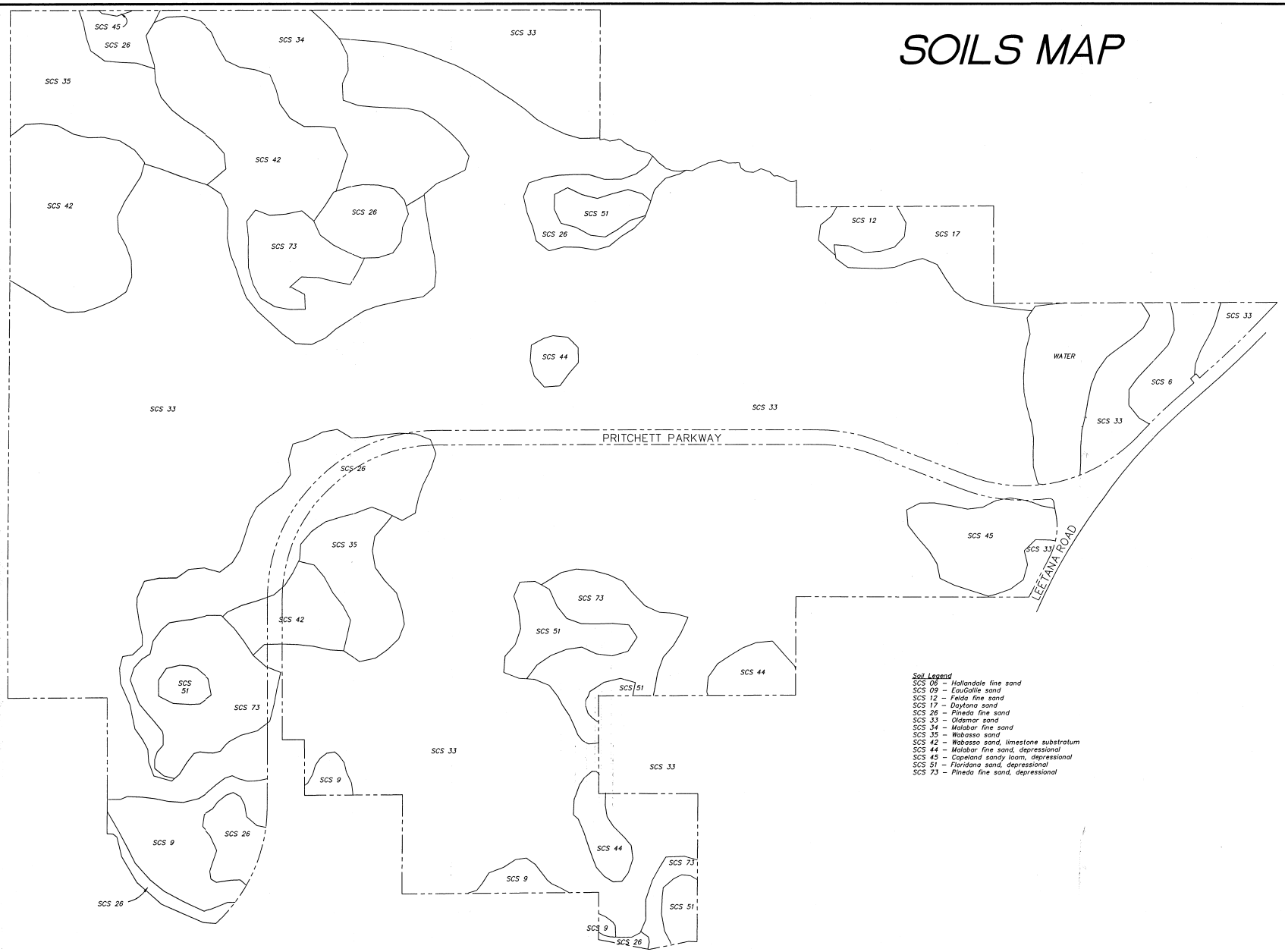
AUG 20 2001
COMMUNITY DEVELOPMENT

DCI 2001-00038

S:\JOBS\1447\SURVEY\1447_WDL.dwg, 07/30/2001 09:50:35 AM, Chris Gagnon

SOILS MAP



Soil Legend
SCS 06 – Hallandale fine sand
SCS 09 – EauGallie sand
SCS 12 – Felda fine sand
SCS 17 – Daytona sand
SCS 26 – Pineda fine sand
SCS 33 – Oldsmar sand
SCS 34 – Malabar fine sand
SCS 35 – Wabasso sand
SCS 42 – Wabasso sand, limestone substratum
SCS 44 – Malabar fine sand, depressional
SCS 45 – Capeland sandy loam, depressional
SCS 51 – Floridana sand, depressional
SCS 73 – Pineda fine sand, depressional

300 150 0 300
SCALE FEET

MAY 31 2001

DCI 2001-00038

W. DEXTER BENDER & ASSOCIATES
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS, FLORIDA 941/334-3680

REVISED

HERITAGE CREEK

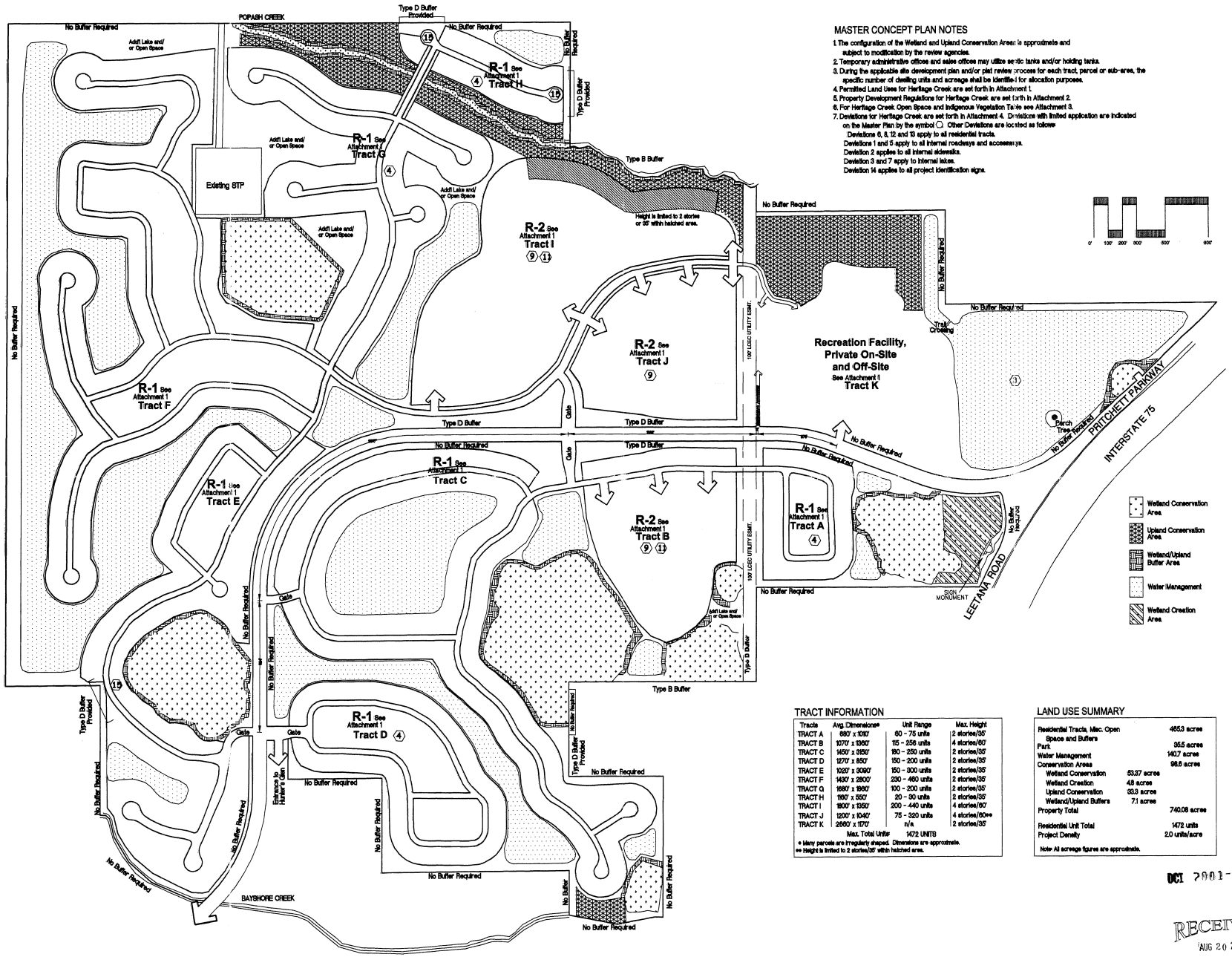
SHEET

Exhibit III-C-5

Soils Map

Heritage Creek RPD
by KB/CRE Corporation

W. DEXTER BENDER & ASSOCIATES



MASTER CONCEPT PLAN NOTES

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. Permitted Land Uses for Heritage Creek are set forth in Attachment 1.
5. Property Development Regulations for Heritage Creek are set forth in Attachment 2.
6. For Heritage Creek Open Space and Indigenous Vegetation Table see Attachment 3.
7. Deviations for Heritage Creek are set forth in Attachment 4. Deviations with limited application are indicated on the Master Plan by the symbol ⬡. Other Deviations are located as follows:
   - Deviations 6, 8, 12 and 13 apply to all residential tracts.
   - Deviations 1 and 5 apply to all internal roadways and accessways.
   - Deviation 2 applies to all internal sidewalks.
   - Deviation 3 and 7 apply to internal lakes.
   - Deviation 14 applies to all project identification signs.

TRACT INFORMATION

Tracts	Avg. Dimensions*	Unit Range	Max. Height
TRACT A	660' x 1010'	60 - 75 units	2 stories/35'
TRACT B	1070' x 1060'	115 - 256 units	4 stories/60'
TRACT C	1450' x 2150'	180 - 250 units	2 stories/35'
TRACT D	1270' x 850'	150 - 200 units	2 stories/35'
TRACT E	1020' x 3090'	150 - 300 units	2 stories/35'
TRACT F	1430' x 2800'	230 - 460 units	2 stories/35'
TRACT G	1680' x 1960'	100 - 200 units	2 stories/35'
TRACT H	1160' x 550'	20 - 30 units	2 stories/35'
TRACT I	1600' x 1050'	200 - 440 units	4 stories/60'
TRACT J	1200' x 1040'	75 - 320 units	4 stories/60'⇔
TRACT K	2660' x 1170'	n/a	2 stories/35'
	Max. Total Units=	1472 UNITS	

* Many parcels are irregularly shaped. Dimensions are approximate.
⇔ Height is limited to 2 stories/35' within hatched area.

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		465.3 acres
Park		35.5 acres
Water Management		140.7 acres
Conservation Areas		98.6 acres
Wetland Conservation	53.37 acres	
Wetland Creation	4.8 acres	
Upland Conservation	33.3 acres	
Wetland/Upland Buffers	7.1 acres	
Property Total		740.06 acres
Residential Unit Total		1472 units
Project Density		2.0 units/acre

Note: All acreage figures are approximate.

DCI 2001-00038

RECEIVED
AUG 20 2001
COMMUNITY DEVELOPMENT

For Information Contact:
Florida Land Planning, Inc.
1560 Matthew Drive, Fort Myers, Florida 33907
(941)278-5222 fax (941)278-4466

CONSULTANT TEAM
Anzinger-Lewis — Florida Land Planning
Banks Engineering — Metro Transportation
Bender & Associates — Pavese Law Firm

HERITAGE CREEK

A Residential Community by:

US Home Corporation

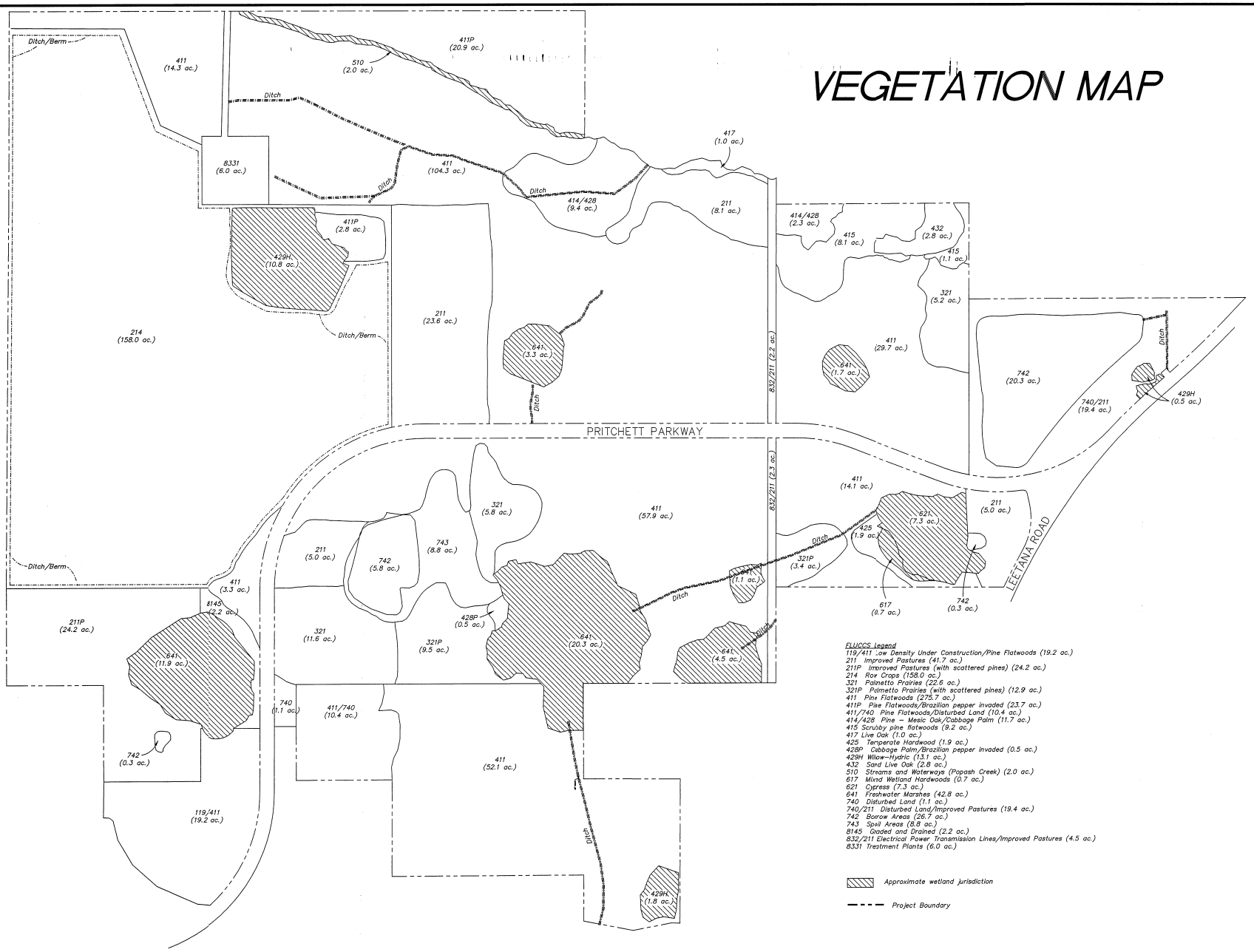
Date: 05/18/2001
Rev: 08/13/2001

SEC 5 & 8 TWP 43S RGE 25E

Scale: 1" = 300'

Sheet 1 of 1

VEGETATION MAP



300 150 0 300
SCALE FEET

FLUCCS Legend
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417 Live Oak (1.0 ac.)
425 Temperate Hardwood (1.9 ac.)
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432 Sand Live Oak (2.8 ac.)
510 Streams and Waterways (Popash Creek) (2.0 ac.)
617 Mixed Wetland Hardwoods (0.7 ac.)
621 Cypress (7.3 ac.)
641 Freshwater Marshes (42.8 ac.)
740 Disturbed Land (1.1 ac.)
740/211 Disturbed Land/Improved Pastures (19.4 ac.)
742 Borrow Areas (26.7 ac.)
743 Spoil Areas (8.8 ac.)
8145 Graded and Drained (2.2 ac.)
832/211 Electrical Power Transmission Lines/Improved Pastures (4.5 ac.)
8331 Treatment Plants (6.0 ac.)

Approximate wetland jurisdiction

Project Boundary

RECEIVED
OCT 19 2001
COMMUNITY DEVELOPMENT

DCI 2001-00038

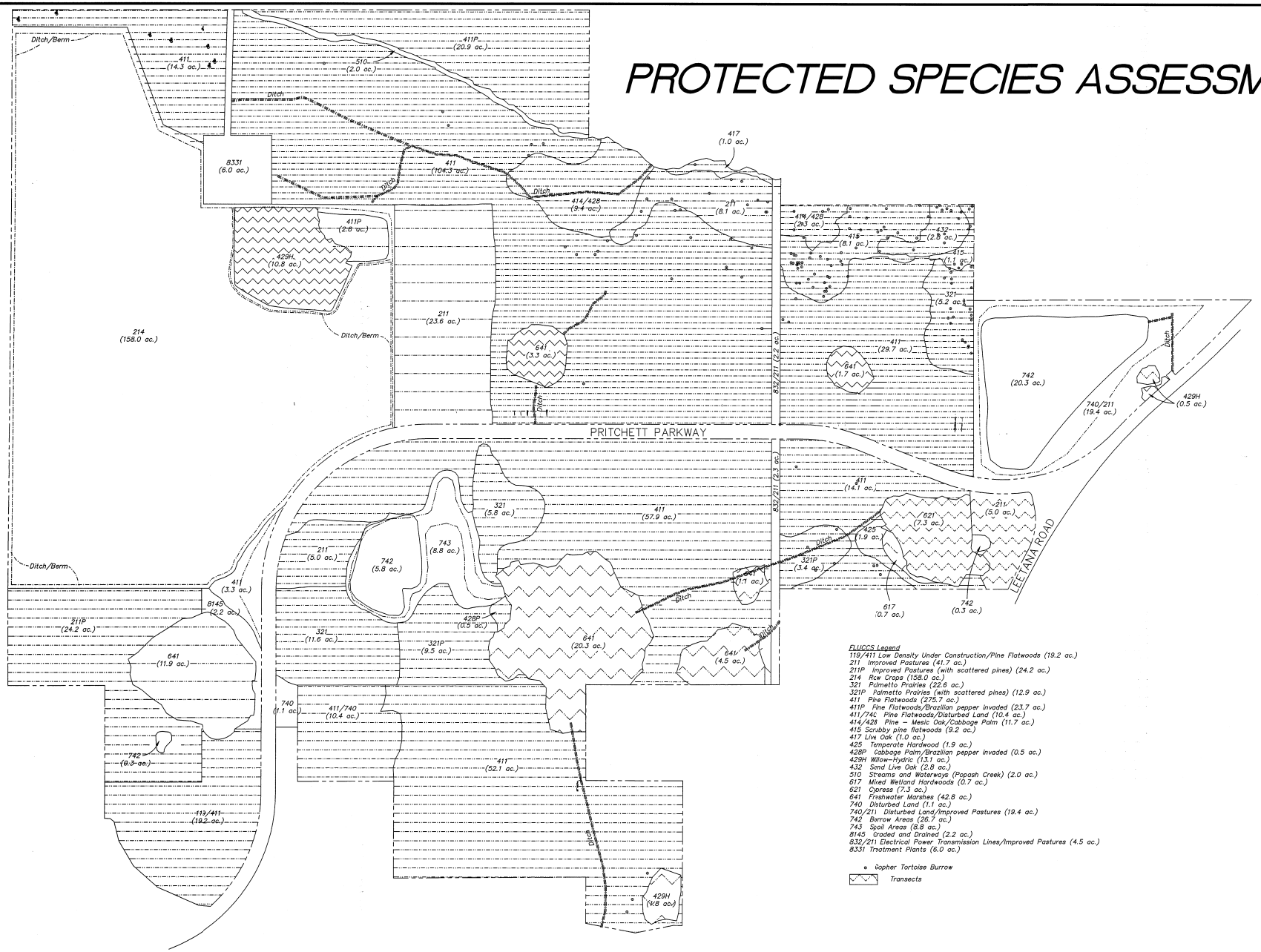
W. DEXTER BENDER & ASSOCIATES
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS, FLORIDA 941/334-3660

REVISED

HERITAGE CREEK

SHEET

PROTECTED SPECIES ASSESSMENT



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SCALE FEET

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832/211 Electrical Power Transmission Lines/Improved Pastures (4.5 ac.)
8331 Treatment Plants (6.0 ac.)

Gopher Tortoise Burrow
Transcects

RECEIVED
OCT 19 2001
COMMUNITY DEVELOPMENT

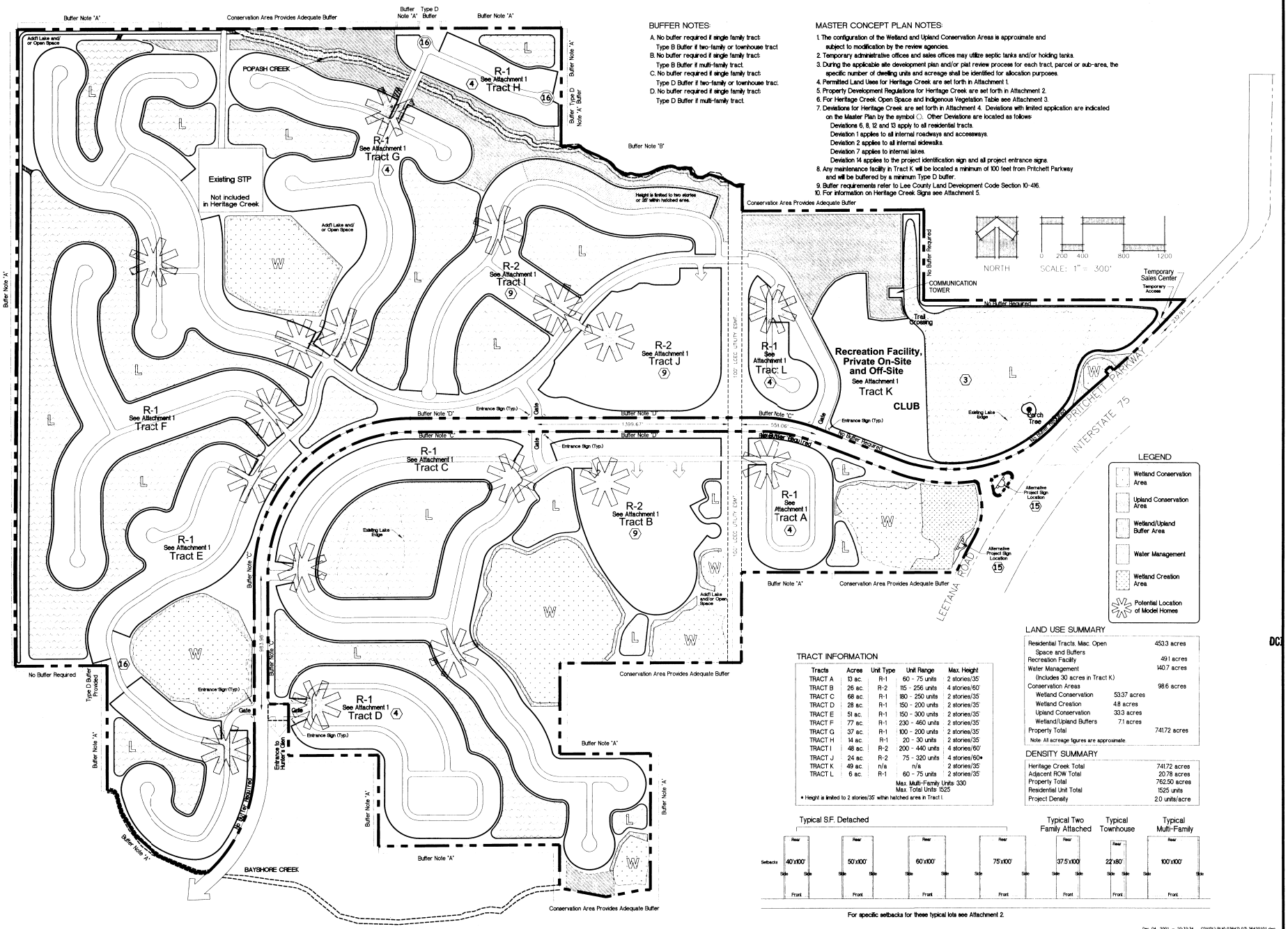
DCI 2001-00038

W. DEXTER BENDER & ASSOCIATES
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS, FLORIDA 941/334-9680

REVISED

HERITAGE CREEK

SHEET



BUFFER NOTES:

A. No buffer required if single family tract:
Type B Buffer if two-family or townhouse tract
B. No buffer required if single family tract:
Type B Buffer if multi-family tract.
C. No buffer required if single family tract:
Type D Buffer if two-family or townhouse tract.
D. No buffer required if single family tract:
Type D Buffer if multi-family tract.

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. Permitted Land Uses for Heritage Creek are set forth in Attachment 1.
5. Property Development Regulations for Heritage Creek are set forth in Attachment 2.
6. For Heritage Creek Open Space and Indigenous Vegetation Table see Attachment 3.
7. Deviations for Heritage Creek are set forth in Attachment 4. Deviations with limited application are indicated on the Master Plan by the symbol ◯. Other Deviations are located as follows:
   Deviations 6, 8, 12 and 13 apply to all residential tracts.
   Deviation 1 applies to all internal roadways and accessways.
   Deviation 2 applies to all internal sidewalks.
   Deviation 7 applies to internal lakes.
   Deviation 14 applies to the project identification sign and all project entrance signs.
8. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered by a minimum Type D buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.
10. For information on Heritage Creek Signs see Attachment 5.

LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- Water Management
- Wetland Creation Area
- Potential Location of Model Homes

TRACT INFORMATION

Tracts	Acres	Unit Type	Unit Range	Max. Height
TRACT A	13 ac.	R-1	60 - 75 units	2 stories/35'
TRACT B	26 ac.	R-2	115 - 256 units	4 stories/60'
TRACT C	68 ac.	R-1	180 - 250 units	2 stories/35'
TRACT D	28 ac.	R-1	150 - 200 units	2 stories/35'
TRACT E	51 ac.	R-1	150 - 300 units	2 stories/35'
TRACT F	77 ac.	R-1	230 - 460 units	2 stories/35'
TRACT G	37 ac.	R-1	100 - 200 units	2 stories/35'
TRACT H	14 ac.	R-1	20 - 30 units	2 stories/35'
TRACT I	48 ac.	R-2	200 - 440 units	4 stories/60'
TRACT J	24 ac.	R-2	75 - 320 units	4 stories/60*
TRACT K	49 ac.	n/a	n/a	2 stories/35'
TRACT L	6 ac.	R-1	60 - 75 units	2 stories/35'

Max. Multi-Family Units 330
Max. Total Units 1525

* Height is limited to 2 stories/35' within hatched area in Tract I.

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		453.3 acres
Recreation Facility		4.91 acres
Water Management (Includes 30 acres in Tract K)		140.7 acres
Conservation Areas		98.6 acres
Wetland Conservation	53.37 acres	
Wetland Creation	4.8 acres	
Upland Conservation	33.3 acres	
Wetland/Upland Buffers	7.1 acres	
Property Total		741.72 acres

Note: All acreage figures are approximate.

DENSITY SUMMARY

Heritage Creek Total	741.72 acres
Adjacent ROW Total	20.78 acres
Property Total	762.50 acres
Residential Unit Total	1525 units
Project Density	2.0 units/acre

Typical S.F. Detached

Setbacks	40'x100'	50'x100'	60'x100'	75'x100'	Typical Two Family Attached 37.5'x100'	Typical Townhouse 22'x80'	Typical Multi-Family 100'x100'
Front	20'	20'	20'	20'	20'	20'	20'
Side	5'	5'	7.5'	7.5'	0'	0'	0'
Rear	15'	15'	15'	15'	15'	15'	15'

For specific setbacks for these typical lots see Attachment 2.

Dec. 04, 2001 – 20:32:34 C:\DATA\PLAN\03642\03_36420101.dwg

Wilson Miller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
Wilson Miller, Inc.
Naples • Fort Myers • Port St. Lucie • Ft. Pierce • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912
Phone 941-939-1020 • Fax 941-939-7076
E-mail: FortMyers@wilsonmiller.com • Web-Site: www.wilsonmiller.com

HERITAGE CREEK
MASTER CONCEPT PLAN
PREPARED FOR : US HOME CORPORATION

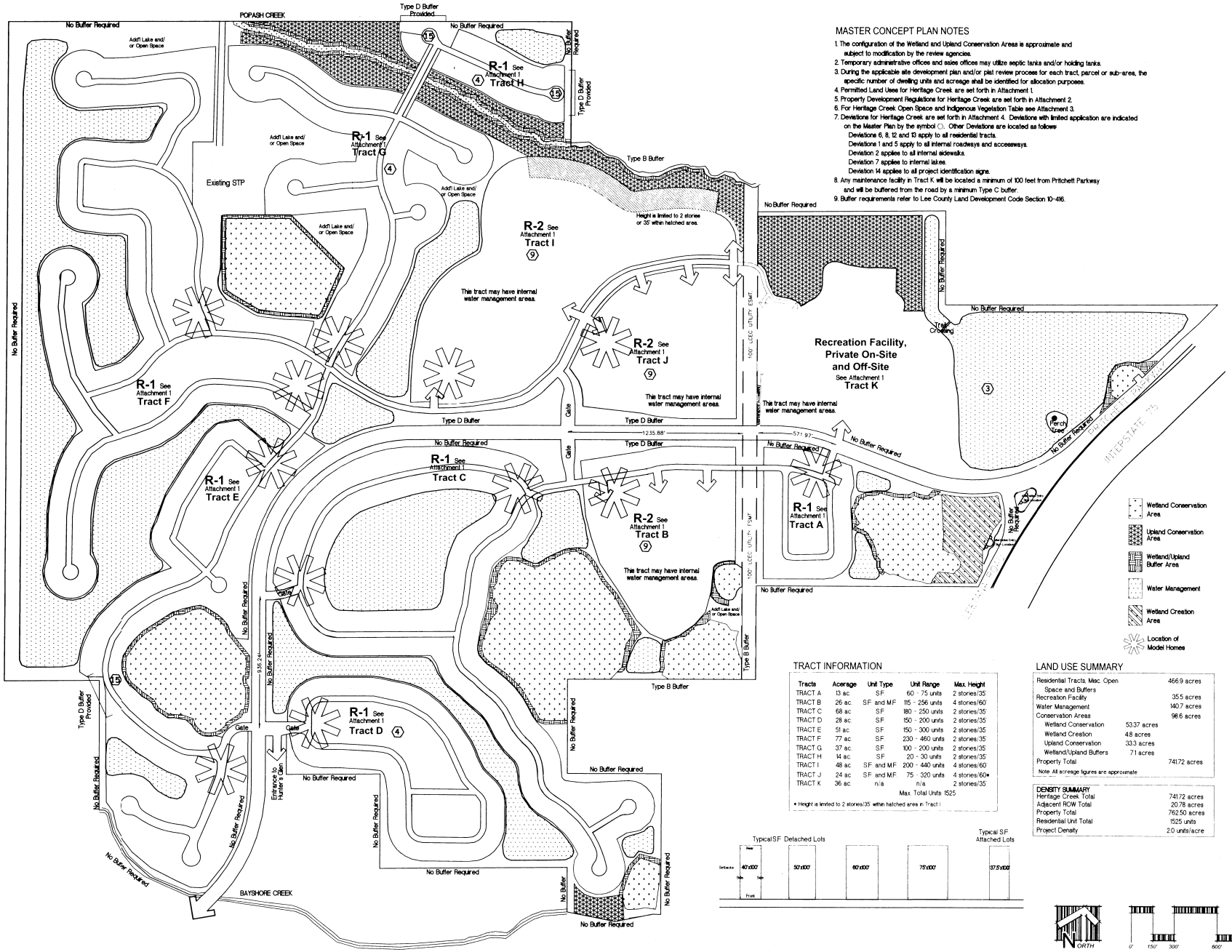
DCI 2001-00038

RECEIVED
DEC 05 2001
PERMIT COUNTER

PRINTED
DEC 05 2001
Wilson Miller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

Wilson Miller, Inc. - FL Lic.# C-00809
Wilson Miller, Inc. - Certificate of Authorization #42

SEC 15/16/21 TWP. 43S. RGE 25E
Designed by:
Drawn by: S.W.P./107B
Checked by:
Approved by:
Date: 10/01/001
Scale: 1" = 300'
PIN: 03642-000-000 PZPSR
File #: D-3642-02
Sheet 1 of 1



MASTER CONCEPT PLAN NOTES

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4. Permitted Land Uses for Heritage Creek are set forth in Attachment 1.
5. Property Development Regulations for Heritage Creek are set forth in Attachment 2.
6. For Heritage Creek Open Space and Indigenous Vegetation Table see Attachment 3.
7. Deviations for Heritage Creek are set forth in Attachment 4. Deviations with limited application are indicated on the Master Plan by the symbol (). Other Deviations are located as follows
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   - Deviations 1 and 5 apply to all internal roadways and accessways.
   - Deviation 2 applies to all internal sidewalks.
   - Deviation 7 applies to internal lakes.
   - Deviation 14 applies to all project identification signs.
8. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered from the road by a minimum Type C buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.

Wetland Conservation Area
Upland Conservation Area
Wetland/Upland Buffer Area
Water Management
Wetland Creation Area
Location of Model Homes

TRACT INFORMATION

Tracts	Acreage	Unit Type	Unit Range	Max. Height
TRACT A	13 ac.	S.F.	60 - 75 units	2 stories/35
TRACT B	26 ac.	S.F. and M.F.	115 - 256 units	4 stories/60
TRACT C	68 ac.	S.F.	180 - 250 units	2 stories/35
TRACT D	28 ac.	S.F.	150 - 200 units	2 stories/35
TRACT E	51 ac.	S.F.	150 - 300 units	2 stories/35
TRACT F	77 ac.	S.F.	230 - 460 units	2 stories/35
TRACT G	37 ac.	S.F.	100 - 200 units	2 stories/35
TRACT H	14 ac.	S.F.	20 - 30 units	2 stories/35
TRACT I	48 ac.	S.F. and M.F.	200 - 440 units	4 stories/60
TRACT J	24 ac.	S.F. and M.F.	75 - 320 units	4 stories/60*
TRACT K	36 ac.	n/a	n/a	2 stories/35

Max. Total Units 1525

* Height is limited to 2 stories/35' within hatched area in Tract I

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		466.9 acres
Recreation Facility		35.5 acres
Water Management		140.7 acres
Conservation Areas		98.6 acres
Wetland Conservation	53.37 acres	
Wetland Creation	4.8 acres	
Upland Conservation	33.3 acres	
Wetland/Upland Buffers	7.1 acres	
Property Total		741.72 acres

Note: All acreage figures are approximate

DENSITY SUMMARY

Heritage Creek Total	741.72 acres
Adjacent ROW Total	20.78 acres
Property Total	762.50 acres
Residential Unit Total	1525 units
Project Density	2.0 units/acre

Typical SF Detached Lots: 40'x100', 50'x100', 60'x100', 75'x100'
Typical SF Attached Lots: 37.5'x100'
Setbacks: Rear, Side, Side, Front

NORTH
0' 150' 300' 600' 900'

Oct. 03, 2001 - 15:19:17 S:\DOLADANEY\PLN\03642\D_01\rev001_364201101.dwg

WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard, Fort Myers, Florida 33966-1012
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E-mail: FortMyers@WilsonMiller.com • Web Site: www.wilsonmiller.com

HERITAGE CREEK

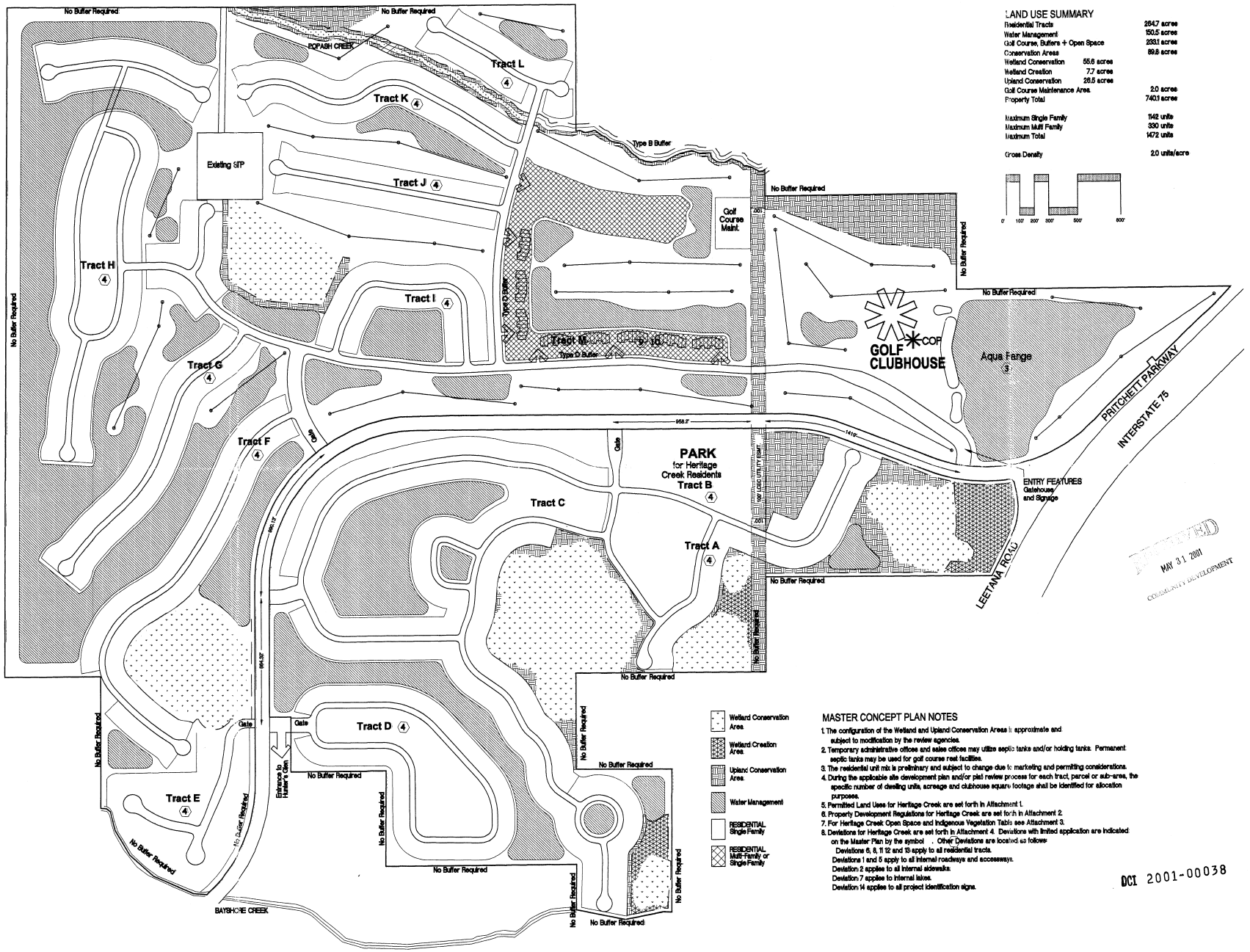
MASTER CONCEPT PLAN

PREPARED FOR : US HOME CORPORATION

DCI 2001-00038
RECEIVED
OCT 19 2001
PERMIT COUNTER

PRINTEL
OCT 19 2001
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 339

SEC 15 16 TWP 43S RGE 25E
Designed by:
Drawn by: S.W.P./1078
Checked by:
Approved by:
Date: 10/01/001
Scale: 1" = 300'
PIN: 03642-000-000 PZPSR
File #: D-3642-01
Sheet 1 of 1



LAND USE SUMMARY

Residential Tracts		254.7 acres
Water Management		150.5 acres
Golf Course, Buffers + Open Space		233.1 acres
Conservation Areas		89.8 acres
Wetland Conservation	55.6 acres	
Wetland Creation	7.7 acres	
Upland Conservation	26.5 acres	
Golf Course Maintenance Area		2.0 acres
Property Total		740.1 acres
Maximum Single Family		1142 units
Maximum Multi Family		330 units
Maximum Total		1472 units
Gross Density		2.0 units/acre

MASTER CONCEPT PLAN NOTES

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks. Permanent septic tanks may be used for golf course rest facilities.
3. The residential unit mix is preliminary and subject to change due to marketing and permitting considerations.
4. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units, acreage and clubhouse square footage shall be identified for allocation purposes.
5. Permitted Land Uses for Heritage Creek are set forth in Attachment 1.
6. Property Development Regulations for Heritage Creek are set forth in Attachment 2.
7. For Heritage Creek Open Space and Indigenous Vegetation Table see Attachment 3.
8. Deviations for Heritage Creek are set forth in Attachment 4. Deviations with limited application are indicated on the Master Plan by the symbol . Other Deviations are located as follows:
   Deviations 6, 8, 11 12 and 13 apply to all residential tracts.
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   Deviation 2 applies to all internal sidewalks.
   Deviation 7 applies to internal lakes.
   Deviation 14 applies to all project identification signs.

DCI 2001-00038

RECEIVED
MAY 31 2001
COMMUNITY DEVELOPMENT

For Information Contact:
Florida Land Planning, Inc.
1560 Matthew Drive, Fort Myers, Florida 33907
(941)278-3222 fax (941)278-4466

CONSULTANT TEAM
Anzinger-Lewis — Florida Land Planning
Banks Engineering — Metro Transportation
Bender & Associates — Pavese Law Firm

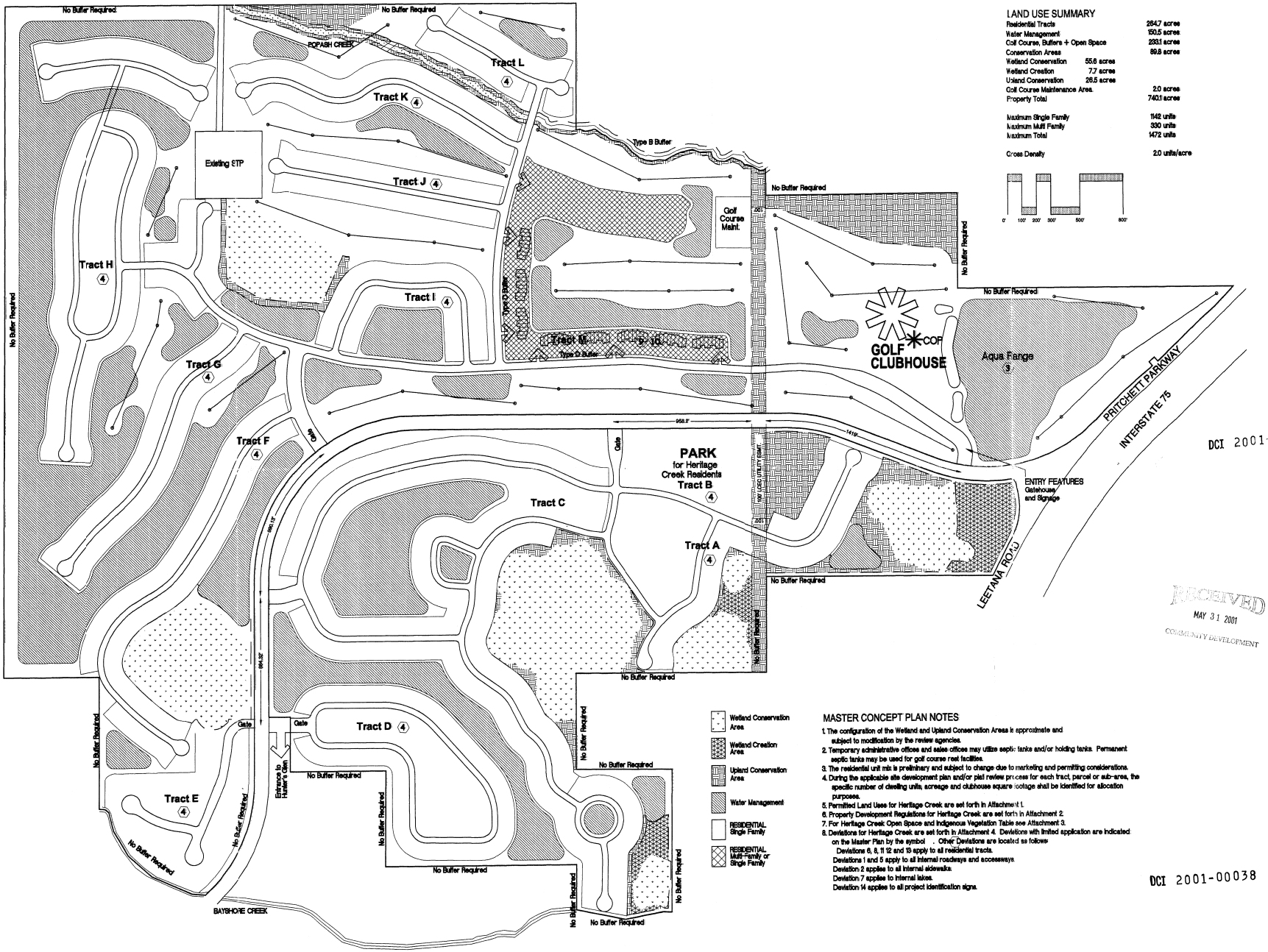
HERITAGE CREEK
A Golf Course Community by:
US Home Corporation

Date: 05/18/2001

SEC 15,16 TWP 43S RGE 25E

Scale: 1" = 300'

Sheet 1 of 1



LAND USE SUMMARY

Residential Tracts		284.7 acres
Water Management		150.5 acres
Golf Course, Buffers + Open Space		233.1 acres
Conservation Areas		89.8 acres
Wetland Conservation	55.6 acres	
Wetland Creation	7.7 acres	
Upland Conservation	26.5 acres	
Golf Course Maintenance Area		2.0 acres
Property Total		740.1 acres
Maximum Single Family		1142 units
Maximum Multi Family		330 units
Maximum Total		1472 units
Gross Density		2.0 units/acre

MASTER CONCEPT PLAN NOTES

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
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   Deviation 2 applies to all internal sidewalks.
   Deviation 7 applies to internal lakes.
   Deviation 14 applies to all project identification signs.

DCI 2001-00038

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MAY 31 2001
COMMUNITY DEVELOPMENT

DCI 2001-00038

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Florida Land Planning, Inc.
1560 Matthew Drive, Fort Myers, Florida 33907
(941)278-5222 fax (941)278-4666

CONSULTANT TEAM
Anzinger-Lewis — Florida Land Planning
Banks Engineering — Metro Transportation
Bender & Associates — Pavese Law Firm

HERITAGE CREEK

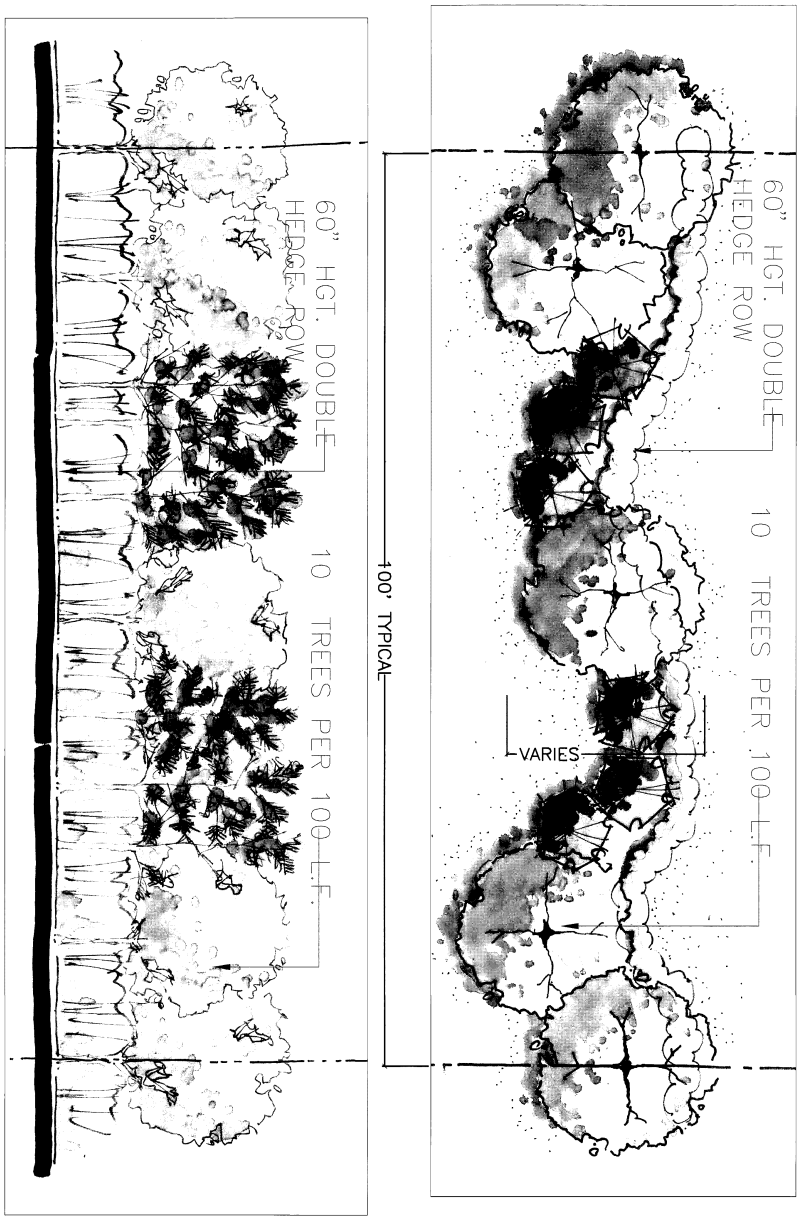
A Golf Course Community by:
US Home Corporation

Date: 05/18/2001

SEC 15,16,21 TWP 43S RGE 25E

Scale: 1" = 300'

Sheet 1 of 1



STONEYBROOK NORTH

Buffer Plan - Type 1 Buffer

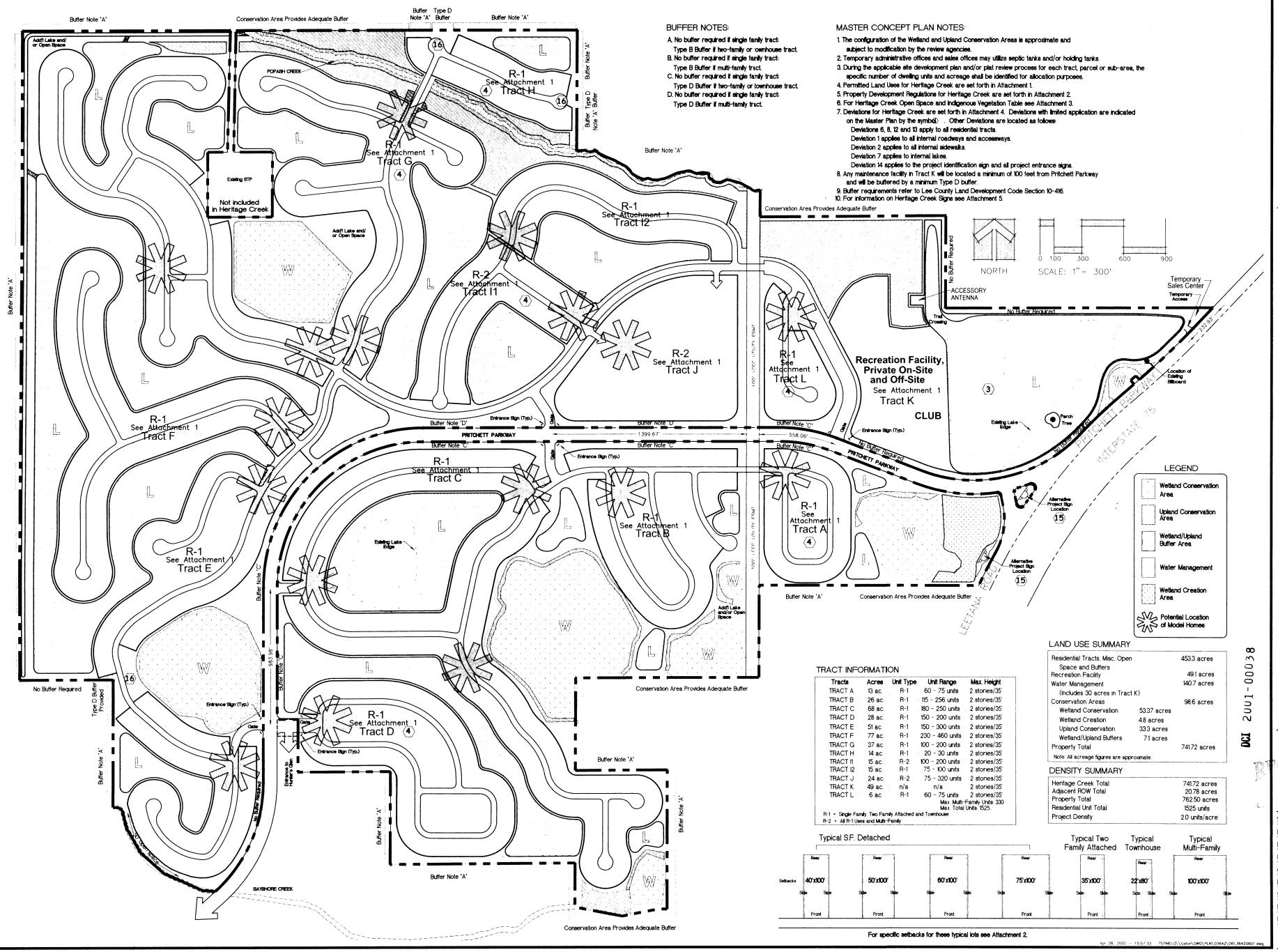
PREPARED FOR : US HOME CORPORATION

WilsonMiller

Planners · Engineers · Ecologists · Surveyors
Landscape Architects · Transportation Consultants

WilsonMiller, Inc.
Naples · Fort Myers · Sarasota · Bradenton · Tampa · Tallahassee
4571 Colonial Boulevard, Suite 100 · Fort Myers, Florida 33966
Phone: 941-939-1020 · Fax: 941-939-7479
E-mail: FortMyers@WilsonMiller.com · Web-Site: www.wilsonmiller.com

Sec. 13 Twp. 43S Rge. 25E
Designed by: S.M.P. / 10178
Drawn by:
Checked by:
Approved by:
Date: 05/07/2003
Scale: 1" = 30'
P/N: 03442-000-000 / 27258
File #: D-3442-02
Sheet 1 of 1



BUFFER NOTES:

A. No buffer required if single family tract:
Type B Buffer if two-family or townhouse tract.
B. No buffer required if single family tract:
Type B Buffer if multi-family tract.
C. No buffer required if single family tract:
Type D Buffer if two-family or townhouse tract.
D. No buffer required if single family tract:
Type D Buffer if multi-family tract.

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
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Deviation 2 applies to all internal sidewalks.
Deviation 7 applies to internal lakes.
Deviation 14 applies to the project identification sign and all project entrance signs.
8. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered by a minimum Type D buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.
10. For information on Heritage Creek Signs see Attachment 5.

LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- Water Management
- Wetland Creation Area
- Potential Location of Model Homes

TRACT INFORMATION

Tracts	Acres	Unit Type	Unit Range	Max. Height
TRACT A	13 ac.	R-1	60 - 75 units	2 stories/35'
TRACT B	26 ac.	R-1	115 - 256 units	2 stories/35'
TRACT C	68 ac.	R-1	180 - 250 units	2 stories/35'
TRACT D	28 ac.	R-1	150 - 200 units	2 stories/35'
TRACT E	51 ac.	R-1	150 - 300 units	2 stories/35'
TRACT F	77 ac.	R-1	230 - 460 units	2 stories/35'
TRACT G	37 ac.	R-1	100 - 200 units	2 stories/35'
TRACT H	14 ac.	R-1	20 - 30 units	2 stories/35'
TRACT I1	15 ac.	R-2	100 - 200 units	2 stories/35'
TRACT I2	15 ac.	R-1	75 - 100 units	2 stories/35'
TRACT J	24 ac.	R-2	75 - 320 units	2 stories/35'
TRACT K	49 ac.	n/a	n/a	2 stories/35'
TRACT L	6 ac.	R-1	60 - 75 units	2 stories/35'
			Max. Multi-Family Units 330	
			Max. Total Units 1525	

R-1 = Single Family, Two Family Attached and Townhouse
R-2 = All R-1 Uses and Multi-Family

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		453.3 acres
Recreation Facility		49.1 acres
Water Management (includes 30 acres in Tract K)		140.7 acres
Conservation Areas		98.6 acres
Wetland Conservation	53.37 acres	
Wetland Creation	4.8 acres	
Upland Conservation	33.3 acres	
Wetland/Upland Buffers	7.1 acres	
Property Total		741.72 acres

Note: All acreage figures are approximate.

DENSITY SUMMARY

Heritage Creek Total	741.72 acres
Adjacent ROW Total	20.78 acres
Property Total	762.50 acres
Residential Unit Total	1525 units
Project Density	2.0 units/acre

Typical S.F. Detached

Typical Two Family Attached

Typical Townhouse

Typical Multi-Family

For specific setbacks for these typical lots see Attachment 2.

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DCI 2001-00038

STONEYBROOK

MASTER CONCEPT PLAN

PREPARED FOR: HOME CORPORATION

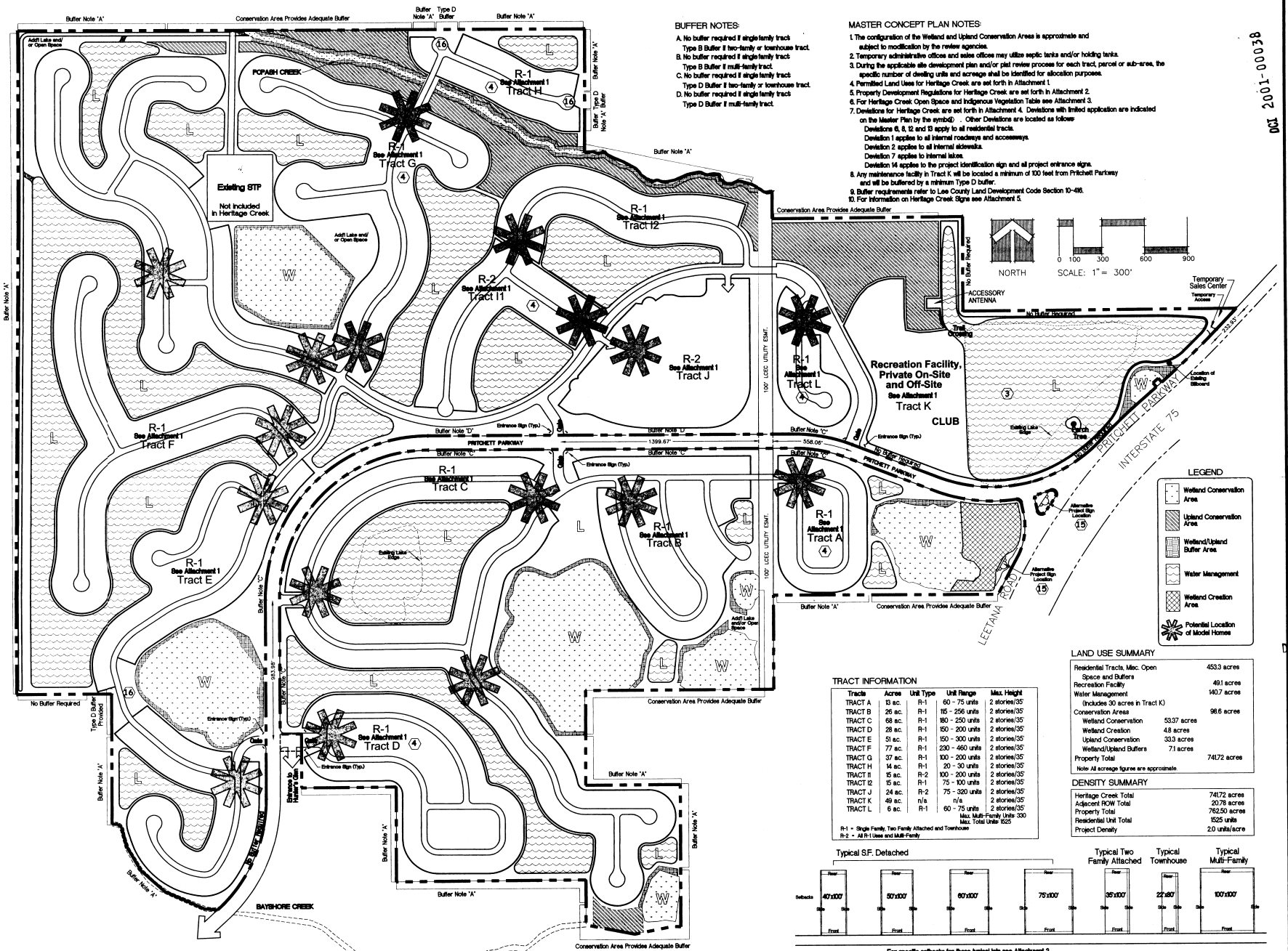
WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
Naples • Fort Myers • WilsonMiller, Inc. • Sarasota • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33966

PRINTED
MAY 31 2002
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33966

RECEIVED
MAY 31 2002
DEVELOPMENT SERVICES

SEC 15,16,21 TWP 43S RGE 25
Designed by:
Drawn by: S.W.P./1C
Checked by:
Approved by:
Date: 10/01/0
Scale: 1" = 3
PIN: 03642-000-000 PZF
File #: D-3642-

Sheet 1 of 1



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B. No buffer required if single family tract
Type B Buffer if multi-family tract.
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Max. Total Units 1525

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LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- Water Management
- Wetland Creation Area
- Potential Location of Model Homes

For specific setbacks for these typical lots see Attachment 2.

Apr 24, 2002 -- 09:24:34 M:\DRAW\1_PLN\03642\New Folder_rev36420101.dwg

DCI 2001-00038

WilsonMiller

Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
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4571 Colonial Blvd. • Fort Myers, FL 33966
Phone: 941-907-7910 • Fax: 941-907-7970
E-mail: fortmyers@wilsonmiller.com • Web Site: wilsonmiller.com

HERITAGE CREEK
MASTER CONCEPT PLAN
PREPARED FOR : US HOME CORPORATION

DCI 2001-00038

RECEIVED
APR 26 2002
COMMUNITY DEVELOPMENT

PRINTED
APR 24 2002
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

SEC 15,16 TWP 43S RGE 25E

Designed by:	
Drawn by:	S.W.P./1078
Checked by:	
Approved by:	
Date:	10/01/001
Scale:	1" = 300'
PIN: 03642-000-000 PZPSR	
File #:	D-3642-02
Sheet	1 of 1

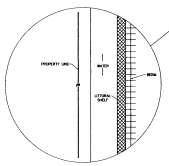
STONEYBROOK NORTH
LITTORAL PLANTING EXHIBIT

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors

N

0 300 600 900
GRAPHIC SCALE 1"=300 FT

DCI 2001-00038
RECEIVED
APR 07 2003
COMMUNITY DEVELOPMENT



IRRIGATION

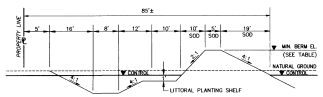
PRITCHETT PARKWAY

PRITCHETT PARKWAY

LEGEND

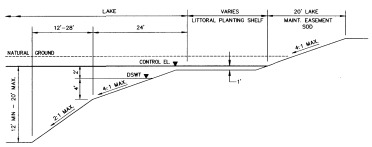
LITTORAL ZONE

SPECIES	SIZE	SPACING
SPARTINA BAKERI	2"/LINER	3' O.C.
JUNCUS EFFUSUS	2"/LINER	3' O.C.
PANICUM HEMITOMON	2"/LINER	3' O.C.
CANNA FLACCIDA	BARE ROOT	3' O.C.
CANNA FLACCIDA	BARE ROOT	3' O.C.
PONTEDERIA CORDATA	BARE ROOT	3' O.C.
SAGITTARIA LANCIFOLIA	BARE ROOT	3' O.C.
IRIS HEXAGONA	BARE ROOT	3' O.C.
THALIA GENICULATA	BARE ROOT	3' O.C.



TYPICAL SECTION: PERIMETER DITCH AND BERM
NOT TO SCALE

A–A



TYPICAL SECTION: LAKE WITH LITTORAL PLANTING
NOT TO SCALE

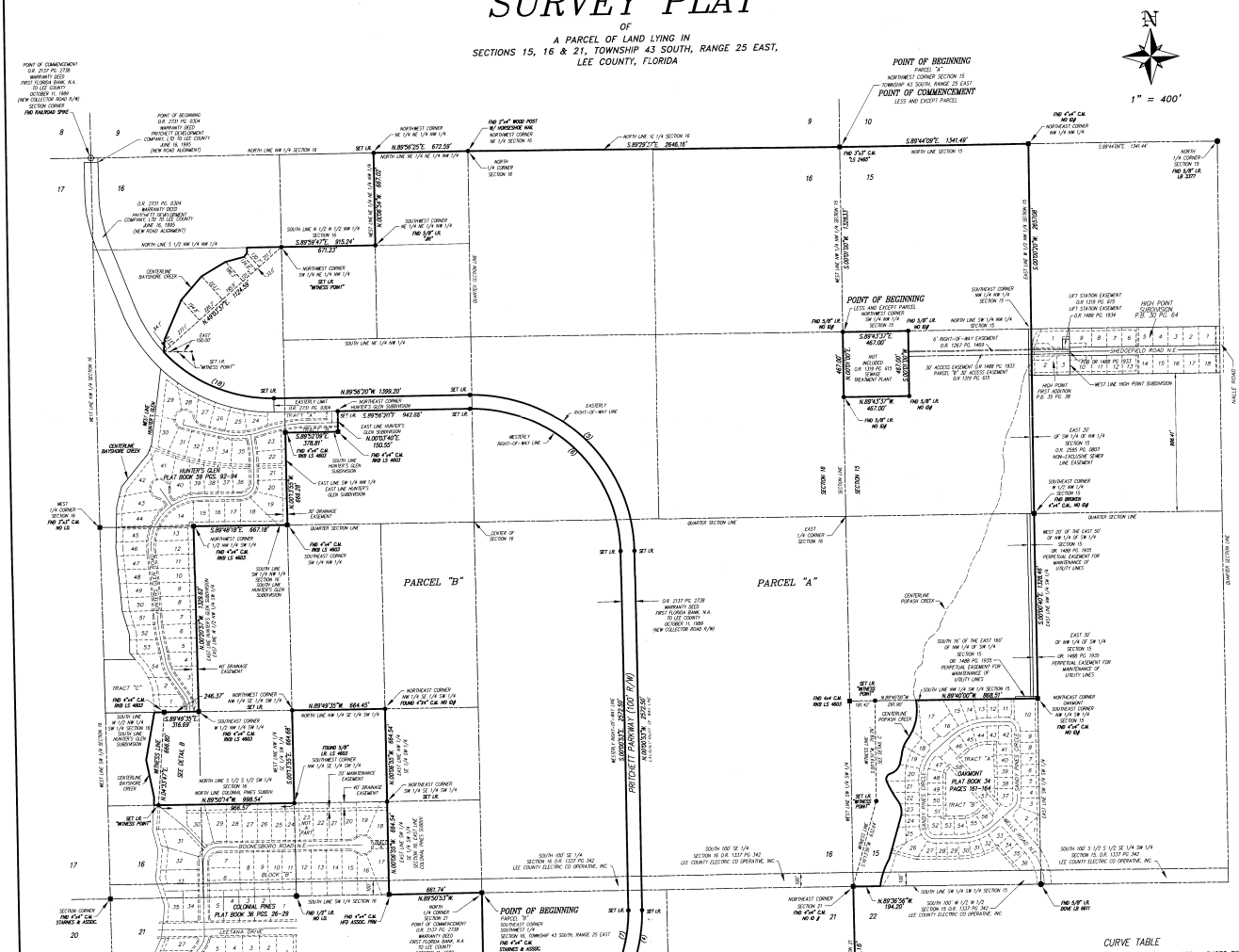
B–B

S:\JOBS\1401\1407\Consultants\WILSONMILLER\1407_EXHIBIT1.dwg, 4/4/2003 1:32:44 PM, John Udell

SURVEY PLAT

OF

A PARCEL OF LAND LYING IN
SECTIONS 15, 16 & 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



CURVE TABLE

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2	5553.58'	04°52'43"	473.28'	473.14'	N.43°56'37"W.
3	1050.00'	68°00'24"	1247.81'	1175.67'	N.12°56'47"W.
4	1150.00'	21°04'48"	423.17'	420.88'	N.10°32'31"W.
5	1150.00'	89°55'27"	1804.90'	1625.27'	N.44°58'37"W.
6	1050.00'	89°55'27"	1647.85'	1483.94'	S.44°58'37"E.
7	1050.00'	21°06'48"	386.93'	384.74'	S.10°32'31"W.
8	1150.00'	68°00'24"	1365.01'	1287.60'	S.06°25'34"W.
9	30.00'	86°07'33"	45.10'	40.97'	S.34°48'35"W.
10	450.00'	41°29'01"	325.68'	318.62'	N.81°23'18"W.
11	4064.06'	04°02'04"	286.17'	286.11'	N.62°16'19"W.
12	1150.00'	07°46'30"	156.05'	155.93'	N.12°09'58"E.
13	1150.00'	04°14'48"	85.27'	85.24'	S.18°54'14"W.
14	30.00'	145°24'40"	76.14'	57.27'	S.74°39'33"W.
15	30.00'	13°41'25"	7.17'	7.15'	N.79°39'40"E.
16	450.00'	06°42'58"	52.72'	52.69'	N.78°04'40"E.
17	30.00'	86°05'58"	45.07'	40.97'	S.34°54'10"E.
18	1050.00'	47°47'56"	875.93'	850.75'	N.66°02'26"W.

LINE TABLE

Line	Bearing	Distance
L1	N.46°31'25"W.	203.32'
L2	N.49°58'14"E.	36.89'
L3	N.40°53'46"W.	50.00'
L4	S.49°58'14"W.	37.00'
L5	S.27°29'46"W.	23.56'
L6	N.55°21'28"W.	133.36'
L7	N.77°53'42"E.	75.96'
L8	N.16°13'56"E.	156.4'
L9	N.16°13'56"E.	102.4'
L10	N.16°13'56"E.	160.8'
L11	N.16°13'56"E.	160.8'
L12	N.16°13'56"E.	53.4'
L13	N.00°19'51"E.	133.8'
L14	N.00°19'51"E.	53.1'
L15	N.00°19'51"E.	65.0'

LINE TABLE

Line	Bearing	Distance
L16	N.00°19'51"E.	73.5'
L17	N.00°19'51"E.	100.5'
L18	N.00°19'51"E.	135.1'
L19	N.00°19'51"E.	149.2'
L20	S.89°40'00"E.	291.9'
L21	S.89°40'09"E.	287.2'
L22	S.89°40'09"E.	223.7'
L23	S.89°40'09"E.	185.7'
L24	S.89°40'09"E.	169.7'
L25	N.89°40'09"W.	102.0'
L26	S.89°40'09"E.	74.9'
L27	N.89°40'09"W.	147.8'
L28	S.73°46'04"E.	198.2'
L29	S.73°46'04"E.	197.9'
L30	S.73°46'04"E.	197.9'
L31	S.73°46'04"E.	182.2'

LEGAL DESCRIPTION

AS PREPARED BY BANKS ENGINEERING, INC.

TRACTS OR PARCELS OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 15, 16 AND 21 TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°44'09"E., ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1341.49 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.00°00'20"W. ALONG THE EAST LINE OF SAID FRACTION FOR 2653.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.00°06'40"E. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 FOR 1328.46 FEET TO THE SOUTHEAST CORNER OF THE SAME BEING THE NORTHEAST CORNER OF DAKMONT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGES 161 THROUGH 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°40'00"W. ALONG THE SOUTH LINE OF SAID FRACTION AND THE NORTH LINE OF SAID DAKMONT FOR 868.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID DAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 THE SAME BEING THE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE S.89°36'56"W. ALONG SAID SOUTH LINE FOR 194.20 FEET TO THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP SOUTHWEST CORNER OF SAID DAKMONT; THENCE N.89°36'56"W. ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 FOR 1338.16 43 SOUTH, RANGE 25 EAST; THENCE S.89°19'27"E. ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 FOR 664.14 FEET TO THE NORTHEAST FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.89°50'02"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 664.14 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°12'57"E. ALONG THE EAST LINE OF SAID FRACTION FOR 1338.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE CONTINUE S.00°12'57"E. 582.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.46°31'25"W. ALONG SAID NORTHERLY LINE FOR 203.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5553.58 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 05°30'23.2" FOR 533.73 FEET; THENCE N.49°58'14"E. ALONG SAID NORTHERLY LINE FOR 36.89 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 156.94 FEET TO THE 50.00 FEET; THENCE S.49°06'14"W. ALONG SAID NORTHERLY LINE FOR 37.00 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE THROUGH A BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5513.62 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°52'42.5" FOR 313.78 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°00'24" FOR 1247.81 FEET; THENCE N.21°05'35"E. ALONG SAID EASTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE N.21°05'35"E. ALONG SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 423.77 FEET; THENCE N.00°00'53"W. ALONG SAID THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 423.77 FEET; THENCE N.00°00'53"W. ALONG SAID EASTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1804.90 FEET; THENCE N.89°56'20"W. ALONG SAID EASTERLY LINE FOR 1399.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO AN 47°47'50" FOR 875.93 FEET; TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°59'47"E. ALONG SAID SOUTH LINE FOR 915.24 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N.00°08'34"W. ALONG THE WEST LINE OF SAID EAST FRACTION FOR 672.56 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°29'37"E. ALONG THE NORTH LINE OF SAID SECTION FOR 2646.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST, THENCE S.00°01'20"W. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 FOR 1328.33 FEET TO THE POINT OF BEGINNING THE SAME BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.89°43'37"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S.00°01'20"W. FOR 467.00 FEET; THENCE N.89°43'37"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE N.00°01'20"E. ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

AND; PARCEL "B"

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.89°50'57"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 681.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SAID SECTION 16 THE SAME BEING A POINT ON THE EAST LINE OF COLONIAL PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 AT PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°08'26"W. ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE N.00°08'26"W. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16 FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N.89°49'35"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE S.00°13'55"E. ALONG THE EAST LINE OF SAID FRACTION FOR 664.58 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE N.89°50'14"W. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES FOR 998.54 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THE SAME BEING THE SOUTH LINE OF HUNTER'S GLEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGES 82 THROUGH 84 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.89°46'18"E. ALONG SAID SOUTH LINE FOR 667.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND SAID HUNTER'S GLEN; THENCE N.00°20'57"W. THENCE S.89°49'35"E. ALONG SAID SOUTH LINE FOR 316.69 FEET TO THE SOUTHEAST CORNER OF SAID HUNTER'S GLEN; THENCE N.00°13'55"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 1329.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16 AND SAID HUNTER'S GLEN; THENCE S.89°46'18"E. ALONG SAID SOUTH LINE FOR 667.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°13'55"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 666.39 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID HUNTER'S GLEN; THENCE S.89°52'09"E. ALONG SAID SOUTH LINE FOR 150.55 FEET TO THE FOR 339.81 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°03'40"E. ALONG SAID EAST LINE OF PRITCHETT PARKWAY (100 FEET WIDE); THENCE NORTHEAST CORNER OF SAID HUNTER'S GLEN, THE SAME BEING AN INTERSECTION WITH THE WESTERLY LINE OF PRITCHETT PARKWAY (100 FEET WIDE); THENCE NORTHERLY ALONG SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 19°53'27" FOR 1647.95 FEET; THENCE S.00°09'53"E. ALONG SAID SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 89°53'27" FOR 1647.95 FEET; THENCE S.00°09'53"E. ALONG SAID WESTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 386.92 FEET; THENCE S.21°05'35"W. ALONG SAID WESTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 423.77 FEET; THENCE S.00°00'53"E. ALONG SAID WESTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1647.85 FEET; THENCE S.89°56'20"E. ALONG SAID WESTERLY LINE FOR 1399.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 47°47'50" FOR 959.43 FEET; THENCE S.47°52'47"E. ALONG SAID WESTERLY LINE FOR 1399.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 386.92 FEET; THENCE S.41°15'59"E. ALONG SAID WESTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 423.77 FEET; THENCE S.62°22'47"E. ALONG SAID WESTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 78.54 FEET; THENCE S.27°37'13"W. ALONG SAID WESTERLY LINE FOR 75.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 89°59'58" FOR 45.08 FEET TO THE POINT OF BEGINNING.

AND: PARCEL "C"

COMMENCING AT THE AFOREMENTIONED POINT "A" THE SAME BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.81°45'09"E.; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°46'30" FOR 156.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) THROUGH A CENTRAL ANGLE OF 04°14'48" FOR 85.27 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 145°24'40" FOR 76.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.55°21'28"W. ALONG SAID NORTHERLY LINE FOR 133.36 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 13°41'25" FOR 7.17 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 06°42'58" FOR 64.47 FEET; THENCE N.77°52'42"E. ALONG SAID SOUTHERLY LINE FOR 75.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°05'58" FOR 45.08 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

BOUNDARY SURVEY BASED ON THE DESCRIPTION PREPARED BY BANKS ENGINEERING, INC. AND EXISTING FIELD MONUMENTATION.

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT OF A CLOSED GEOMETRIC FIGURE WAS ACCURACY OBTAINED BY MEASUREMENT OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.89°29'37"E.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP 125124 0225 C, EFFECTIVE MARCH 15, 1994, THE PARCEL LIES IN FLOOD ZONE X, A AND AE.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

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

PARCEL IS VACANT.

PARCEL CONTAINS 741.72 ACRES MORE OR LESS.

DATE OF LAST FIELD WORK: 10-03-2001.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4609

- THIS SURVEY IS 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 CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

RECEIVED
OCT 19 2001
PERMIT COUNTER

LEGEND:

O.R.	INDICATES OFFICIAL RECORDS BOOK
PG.	INDICATES PAGE.
P.O.B	INDICATES POINT OF BEGINNING
P.O.C.	INDICATES POINT OF COMMENCEMENT
R/W	INDICATES RIGHT-OF-WAY
(1)	INDICATES CURVE NUMBER 1 FROM THE CURVE TABLE
L1	INDICATES LINE NUMBER 1 FROM THE LINE TABLE
SUBDIV.	INDICATES SUBDIVISION
I.R.	INDICATES 5/8" IRON ROD, LB 6690 "BANKS ENG" , UNLESS OTHERWISE SHOWN
C.M.	INDICATES CONCRETE MONUMENT
ID#	INDICATES IDENTIFICATION NUMBER
W/	INDICATES WITH
FND	INDICATES FOUND

NO.	DATE	REVISION DESCRIPTION	BY

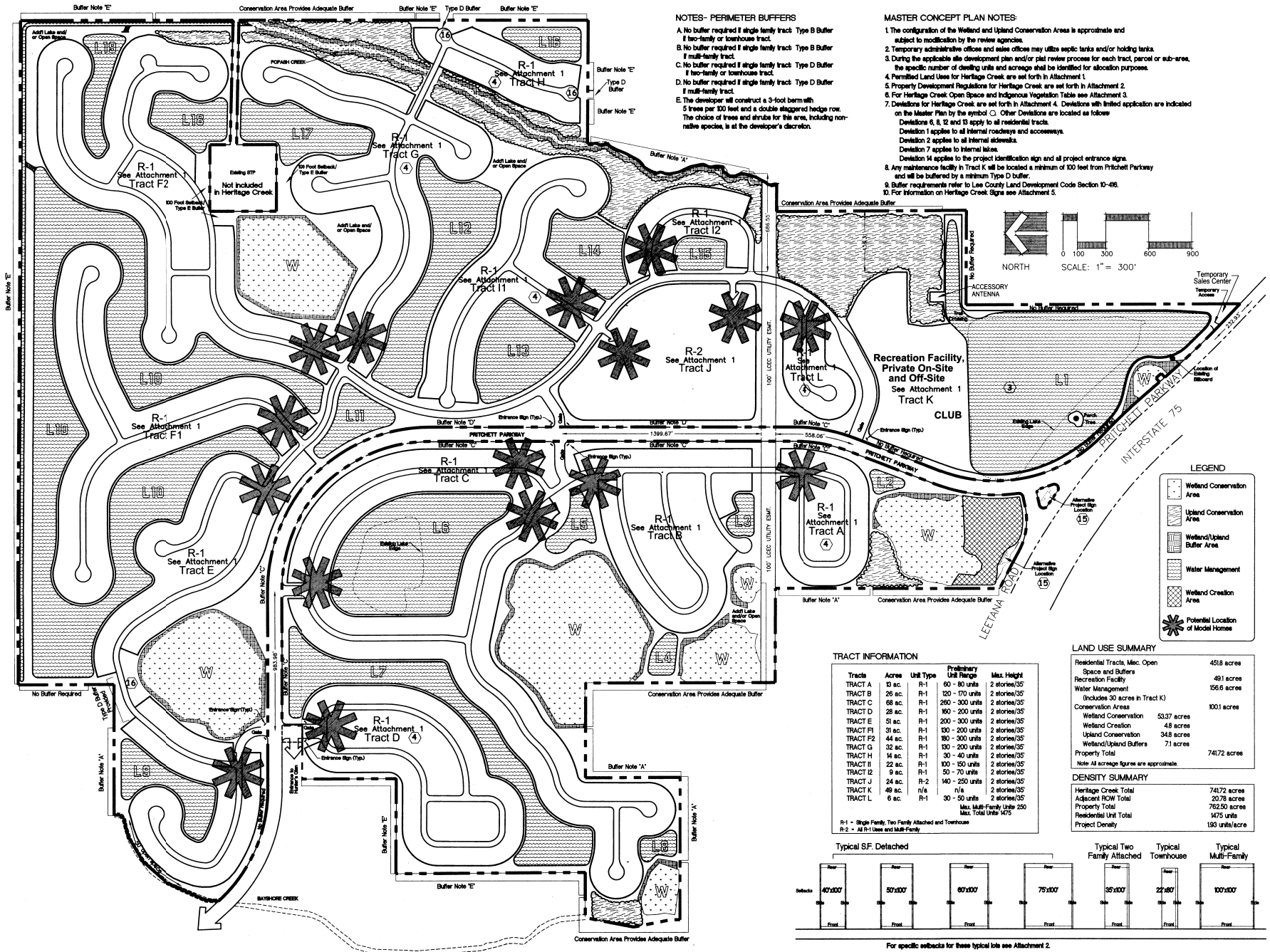
Banks Engineering, Inc.
ENGINEERING, SURVEYING & LAND PLANNING
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(941) 939-4490

BOUNDARY SURVEY
STONEYBROOK NORTH
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	DRAWING	DRAWN	CHECKED	SCALE	FILE NO. (5-T-R)
10-03-01	1447	SR_REVISED	RR	RR	1"=400'	16-43-25

SHT 1 OF 1

2001-00038



NOTES- PERIMETER BUFFERS

A. No buffer required if single family tract Type B Buffer if two-family or townhouse tract.
B. No buffer required if single family tract Type B Buffer if multi-family tract.
C. No buffer required if single family tract Type D Buffer if two-family or townhouse tract.
D. No buffer required if single family tract Type D Buffer if multi-family tract.
E. The developer will construct a 3-foot berm with 5 trees per 100 feet and a double staggered hedge row. The choice of trees and shrubs for this area, including non-native species, is at the developer's discretion.

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. Permitted Land Uses for Heritage Creek are set forth in Attachment 1.
5. Property Development Regulations for Heritage Creek are set forth in Attachment 2.
6. For Heritage Creek Open Space and Indigenous Vegetation Table see Attachment 3.
7. Deviations for Heritage Creek are set forth in Attachment 4. Deviations with limited application are indicated on the Master Plan by the symbol ◯. Other Deviations are located as follows:
   Deviations 6, 8, 12 and 13 apply to all residential tracts.
   Deviation 1 applies to all internal roadways and accessways.
   Deviation 2 applies to all internal sidewalks.
   Deviation 7 applies to internal lakes.
   Deviation 14 applies to the project identification sign and all project entrance signs.
8. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered by a minimum Type D buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.
10. For information on Heritage Creek Signs see Attachment 5.

LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- Water Management
- Wetland Creation Area
- Potential Location of Model Homes

TRACT INFORMATION

Tracts	Acres	Unit Type	Preliminary Unit Range	Max. Height
TRACT A	13 ac.	R-1	60 - 80 units	2 stories/35'
TRACT B	26 ac.	R-1	120 - 170 units	2 stories/35'
TRACT C	68 ac.	R-1	260 - 300 units	2 stories/35'
TRACT D	28 ac.	R-1	160 - 200 units	2 stories/35'
TRACT E	51 ac.	R-1	200 - 300 units	2 stories/35'
TRACT F1	31 ac.	R-1	130 - 200 units	2 stories/35'
TRACT F2	44 ac.	R-1	180 - 300 units	2 stories/35'
TRACT G	32 ac.	R-1	130 - 200 units	2 stories/35'
TRACT H	14 ac.	R-1	30 - 40 units	2 stories/35'
TRACT I1	22 ac.	R-1	100 - 150 units	2 stories/35'
TRACT I2	9 ac.	R-1	50 - 70 units	2 stories/35'
TRACT J	24 ac.	R-2	140 - 250 units	2 stories/35'
TRACT K	49 ac.	n/a	n/a	2 stories/35'
TRACT L	6 ac.	R-1	30 - 50 units	2 stories/35'

Max. Multi-Family Units: 250
Max. Total Units: 1475

R-1 = Single Family, Two Family Attached and Townhouse
R-2 = All R-1 Uses and Multi-Family

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		451.8 acres
Recreation Facility		49.1 acres
Water Management (Includes 30 acres in Tract K)		156.6 acres
Conservation Areas		100.1 acres
Wetland Conservation	53.37 acres	
Wetland Creation	4.8 acres	
Upland Conservation	34.8 acres	
Wetland/Upland Buffers	7.1 acres	
Property Total		741.72 acres

Note: All acreage figures are approximate.

DENSITY SUMMARY

Heritage Creek Total	741.72 acres
Adjacent ROW Total	20.78 acres
Property Total	762.50 acres
Residential Unit Total	1475 units
Project Density	1.93 units/acre

Typical S.F. Detached: 40'x100', 50'x100', 60'x100', 75'x100'
Typical Two Family Attached: 35'x100'
Typical Townhouse: 22'x80'
Typical Multi-Family: 100'x100'

For specific setbacks for these typical lots see Attachment 2.

Mar 13, 2003 - 12:05:45 C:\WTDK\PLA\03642\DR\3642DR02.dwg

WilsonMiller
Planners · Engineers · Ecologists · Surveyors
Landscape Architects · Transportation Consultants
WilsonMiller, Inc.
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E-mail fortmyers@wilsonmiller.com · Web Site www.wilsonmiller.com

STONEYBROOK NORTH
MASTER CONCEPT PLAN
PREPARED FOR : US HOME CORPORATION

DCI 2001-00038

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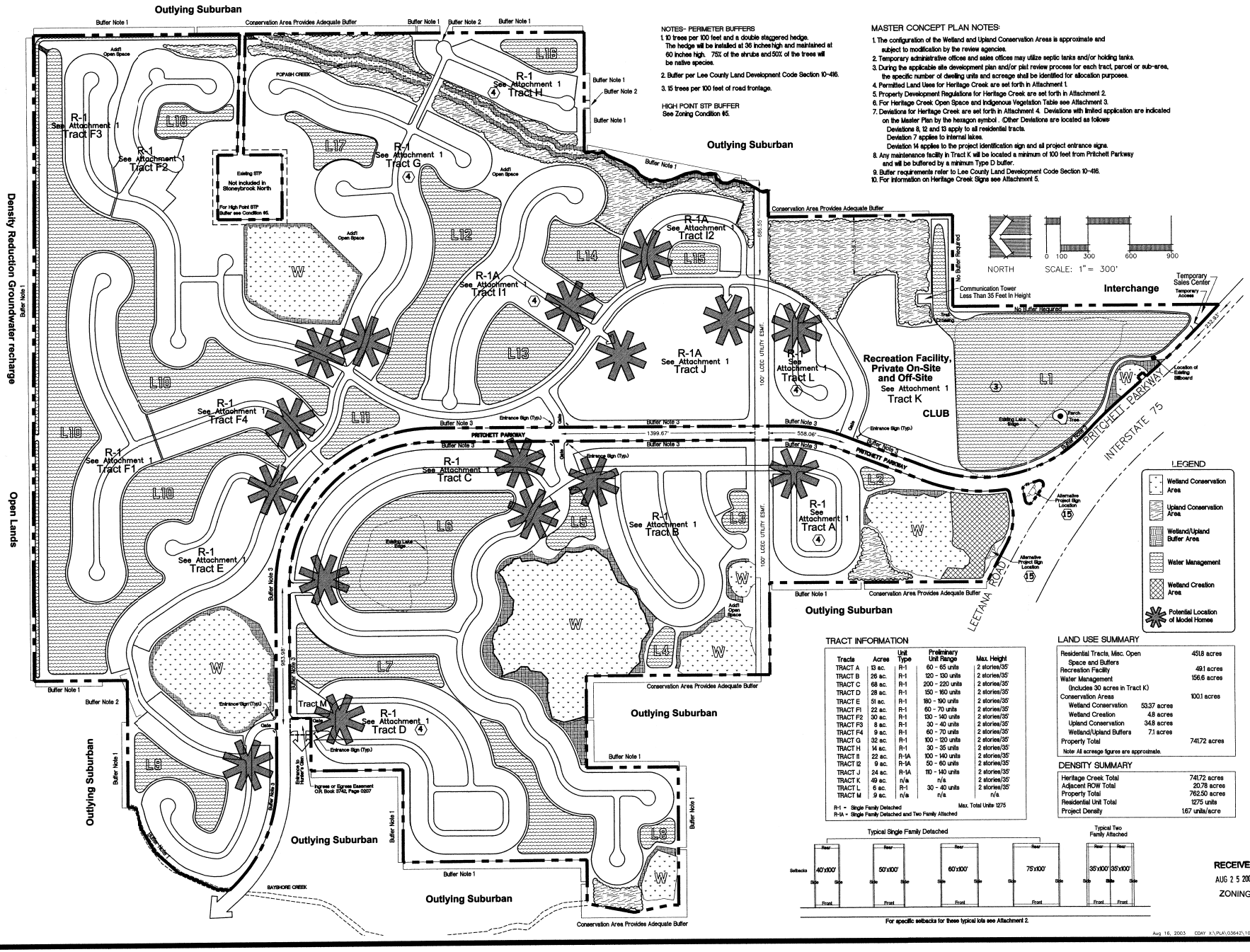
PRINTED
MAR 21 2003
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

WilsonMiller, Inc. - FL Lic# LC-26000579
WilsonMiller, Inc. - Certificate of Authorization #AB

SEC 15/16 TWP 43S RGE 25E
Designed by:
Drawn by: S.W.P./107B
Checked by:
Approved by:
Date: 10/01/001
Scale: 1" = 300'
PIN: 03642-000-000 PZPSR
File #: D-3642-02

Sheet 1 of 1



NOTES- PERIMETER BUFFERS

1. 10 trees per 100 feet and a double staggered hedge. The hedge will be installed at 36 inches high and maintained at 60 inches high. 75% of the shrubs and 50% of the trees will be native species.
2. Buffer per Lee County Land Development Code Section 10-416.
3. 15 trees per 100 feet of road frontage.

HIGH POINT STP BUFFER
See Zoning Condition #5.

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. Permitted Land Uses for Heritage Creek are set forth in Attachment 1.
5. Property Development Regulations for Heritage Creek are set forth in Attachment 2.
6. For Heritage Creek Open Space and Indigenous Vegetation Table see Attachment 3.
7. Deviations for Heritage Creek are set forth in Attachment 4. Deviations with limited application are indicated on the Master Plan by the hexagon symbol . (Other Deviations are located as follows:
   Deviations 8, 12 and 13 apply to all residential tracts.
   Deviation 7 applies to internal lakes.
   Deviation 14 applies to the project identification sign and all project entrance signs.
8. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered by a minimum Type D buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.
10. For information on Heritage Creek Signs see Attachment 5.

LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- Water Management
- Wetland Creation Area
- Potential Location of Model Homes

TRACT INFORMATION

Tracts	Acres	Unit Type	Preliminary Unit Range	Max. Height
TRACT A	13 ac.	R-1	60 - 65 units	2 stories/35'
TRACT B	26 ac.	R-1	120 - 130 units	2 stories/35'
TRACT C	68 ac.	R-1	200 - 220 units	2 stories/35'
TRACT D	28 ac.	R-1	150 - 160 units	2 stories/35'
TRACT E	51 ac.	R-1	180 - 190 units	2 stories/35'
TRACT F1	22 ac.	R-1	60 - 70 units	2 stories/35'
TRACT F2	30 ac.	R-1	130 - 140 units	2 stories/35'
TRACT F3	8 ac.	R-1	30 - 40 units	2 stories/35'
TRACT F4	9 ac.	R-1	60 - 70 units	2 stories/35'
TRACT G	32 ac.	R-1	100 - 120 units	2 stories/35'
TRACT H	14 ac.	R-1	30 - 35 units	2 stories/35'
TRACT I1	22 ac.	R-1A	100 - 140 units	2 stories/35'
TRACT I2	9 ac.	R-1A	50 - 60 units	2 stories/35'
TRACT J	24 ac.	R-1A	110 - 140 units	2 stories/35'
TRACT K	49 ac.	n/a	n/a	2 stories/35'
TRACT L	6 ac.	R-1	30 - 40 units	2 stories/35'
TRACT M	9 ac.	n/a	n/a	n/a

R-1 = Single Family Detached
R-1A = Single Family Detached and Two Family Attached
Max. Total Units= 1275

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		451.8 acres
Recreation Facility		49.1 acres
Water Management (Includes 30 acres in Tract K)		156.6 acres
Conservation Areas		100.1 acres
Wetland Conservation	53.37 acres	
Wetland Creation	4.8 acres	
Upland Conservation	34.8 acres	
Wetland/Upland Buffers	7.1 acres	
Property Total		741.72 acres

Note: All acreage figures are approximate.

DENSITY SUMMARY

Heritage Creek Total	741.72 acres
Adjacent ROW Total	20.78 acres
Property Total	762.50 acres
Residential Unit Total	1275 units
Project Density	1.67 units/acre

Typical Single Family Detached

Typical Two Family Attached

For specific setbacks for these typical lots see Attachment 2.

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STONEYBROOK NORTH

MASTER CONCEPT PLAN

PREPARED FOR : US HOME CORPORATION

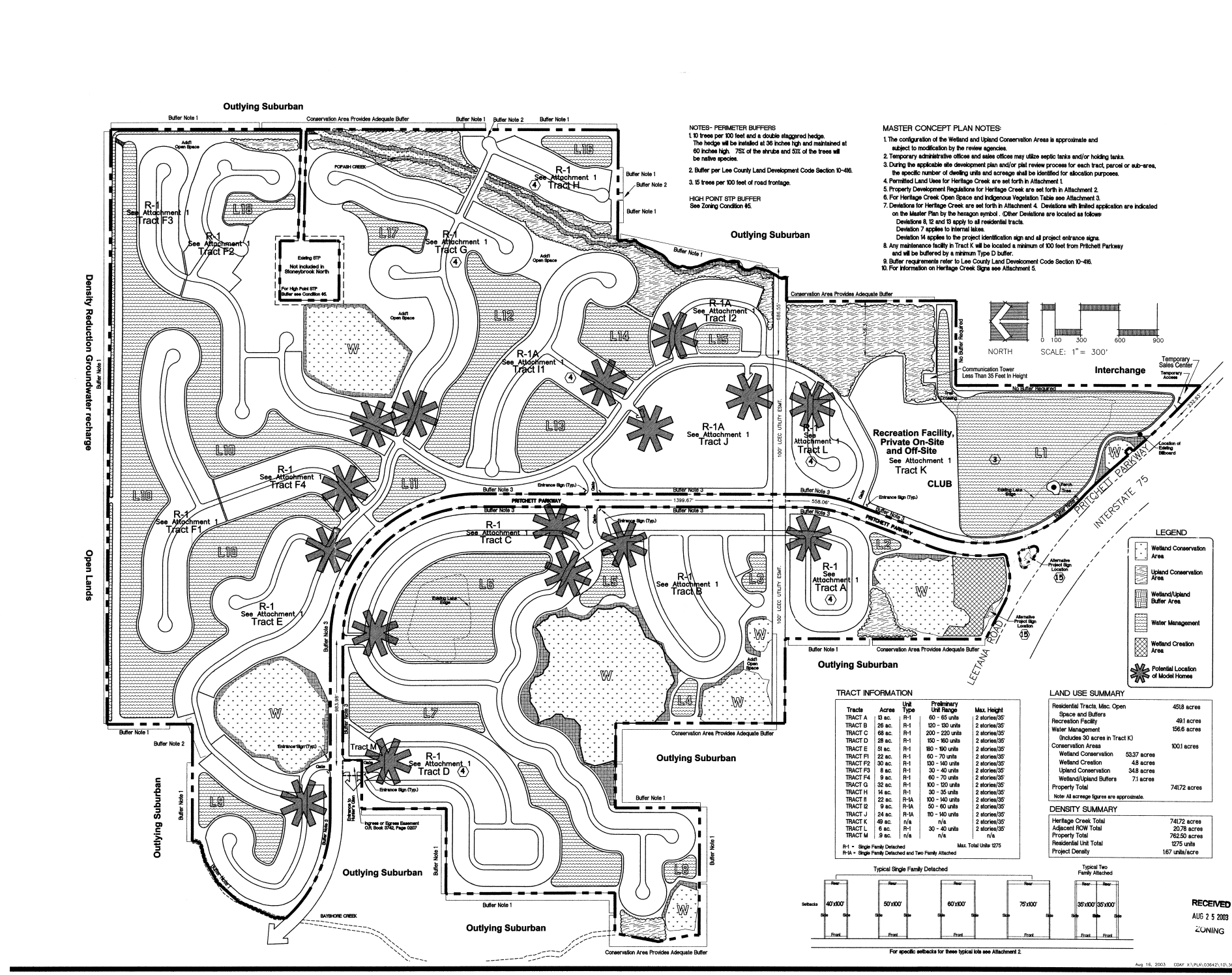
PRINTED
AUG 21 2003
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

Electronic file: PLAN10-030901
WilsonMiller, Inc. - Certificate of Authorization #45

SEC 15,16 TWP 43S RGE 25E

Designed by:	
Drawn by:	S.W.P./1078
Checked by:	
Approved by:	
Date:	10/01/001
Scale:	1" = 300'
PIN: 03642-000-000 PZPSR	
File #:	D-3642-02

Sheet 1 of 1



NOTES- PERIMETER BUFFERS

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HIGH POINT STP BUFFER
See Zoning Condition #5.

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
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   Deviations 8, 12 and 13 apply to all residential tracts.
   Deviation 7 applies to internal lakes.
   Deviation 14 applies to the project identification sign and all project entrance signs.
8. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered by a minimum Type D buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.
10. For information on Heritage Creek Signs see Attachment 5.

LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- Water Management
- Wetland Creation Area
- Potential Location of Model Homes

TRACT INFORMATION

Tracts	Acres	Unit Type	Preliminary Unit Range	Max. Height
TRACT A	13 ac.	R-1	60 - 65 units	2 stories/35'
TRACT B	26 ac.	R-1	120 - 130 units	2 stories/35'
TRACT C	68 ac.	R-1	200 - 220 units	2 stories/35'
TRACT D	28 ac.	R-1	150 - 160 units	2 stories/35'
TRACT E	51 ac.	R-1	180 - 190 units	2 stories/35'
TRACT F1	22 ac.	R-1	60 - 70 units	2 stories/35'
TRACT F2	30 ac.	R-1	130 - 140 units	2 stories/35'
TRACT F3	8 ac.	R-1	30 - 40 units	2 stories/35'
TRACT F4	9 ac.	R-1	60 - 70 units	2 stories/35'
TRACT G	32 ac.	R-1	100 - 120 units	2 stories/35'
TRACT H	14 ac.	R-1	30 - 35 units	2 stories/35'
TRACT I1	22 ac.	R-1A	100 - 140 units	2 stories/35'
TRACT I2	9 ac.	R-1A	50 - 60 units	2 stories/35'
TRACT J	24 ac.	R-1A	110 - 140 units	2 stories/35'
TRACT K	49 ac.	n/a	n/a	2 stories/35'
TRACT L	6 ac.	R-1	30 - 40 units	2 stories/35'
TRACT M	.9 ac.	n/a	n/a	n/a

R-1 - Single Family Detached
R-1A - Single Family Detached and Two Family Attached
Max. Total Units: 1275

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		451.8 acres
Recreation Facility		49.1 acres
Water Management (Includes 90 acres in Tract K)		156.6 acres
Conservation Areas		100.1 acres
Wetland Conservation	53.37 acres	
Wetland Creation	4.8 acres	
Upland Conservation	34.8 acres	
Wetland/Upland Buffers	7.1 acres	
Property Total		741.72 acres

Note: All acreage figures are approximate.

DENSITY SUMMARY

Heritage Creek Total	741.72 acres
Adjacent ROW Total	20.78 acres
Property Total	762.50 acres
Residential Unit Total	1275 units
Project Density	1.67 units/acre

Typical Single Family Detached

Typical Two Family Attached

For specific setbacks for these typical lots see Attachment 2.

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STONEYBROOK NORTH

MASTER CONCEPT PLAN

PREPARED FOR : US HOME CORPORATION

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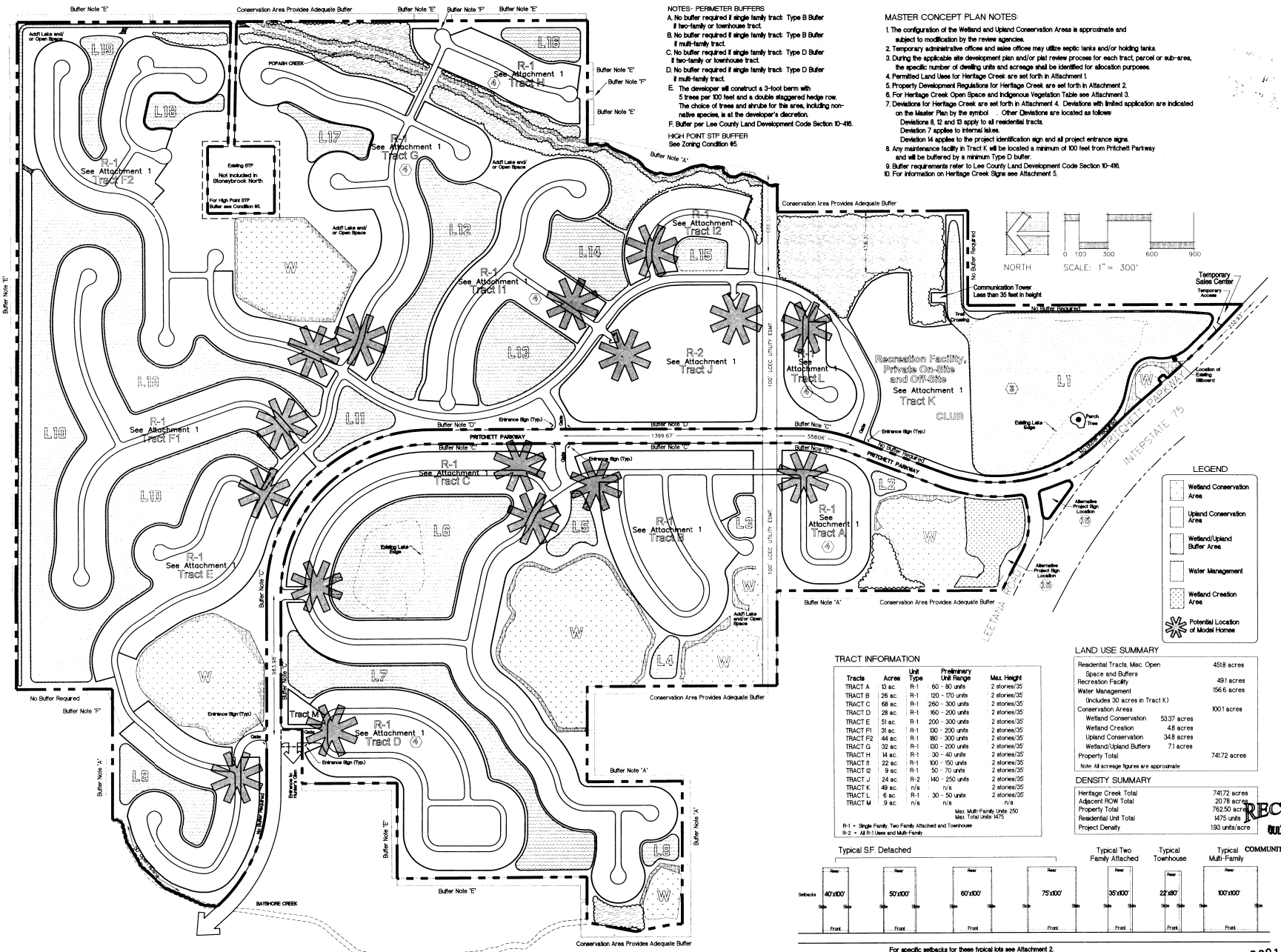
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912
Certificate of Authorization #
WilsonMiller, Inc. - Certificate of Authorization #00

SEC 15/21/16 TWP 43S RGE 25E
Designed by:
Drawn by: S.W.P./1078
Checked by:
Approved by:
Date: 10/01/001
Scale: 1" = 300'
PIN: 03642-000-000 PZPSR
File #: D-3642-02

Sheet 1 of 1



NOTES- PERIMETER BUFFERS

A. No buffer required if single family tract: Type B Buffer if two-family or townhouse tract.
B. No buffer required if single family tract: Type B Buffer if multi-family tract.
C. No buffer required if single family tract: Type D Buffer if two-family or townhouse tract.
D. No buffer required if single family tract: Type D Buffer if multi-family tract.
E. The developer will construct a 3-foot berm with 5 trees per 100 feet and a double staggered hedge row. The choice of trees and shrubs for this area, including non-native species, is at the developer's discretion.
F. Buffer per Lee County Land Development Code Section 10-416.

HIGH POINT STP BUFFER
See Zoning Condition #6.

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
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LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- Water Management
- Wetland Creation Area
- Potential Location of Model Homes

TRACT INFORMATION

Tracts	Acres	Unit Type	Preliminary Unit Range	Max. Height
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TRACT B	26 ac.	R-1	120 - 170 units	2 stories/35'
TRACT C	68 ac.	R-1	260 - 300 units	2 stories/35'
TRACT D	28 ac.	R-1	160 - 200 units	2 stories/35'
TRACT E	51 ac.	R-1	200 - 300 units	2 stories/35'
TRACT F1	31 ac.	R-1	130 - 200 units	2 stories/35'
TRACT F2	44 ac.	R-1	180 - 300 units	2 stories/35'
TRACT G	32 ac.	R-1	130 - 200 units	2 stories/35'
TRACT H	14 ac.	R-1	30 - 40 units	2 stories/35'
TRACT I1	22 ac.	R-1	100 - 150 units	2 stories/35'
TRACT I2	9 ac.	R-1	50 - 70 units	2 stories/35'
TRACT J	24 ac.	R-2	140 - 250 units	2 stories/35'
TRACT K	49 ac.	n/a	n/a	2 stories/35'
TRACT L	6 ac.	R-1	30 - 50 units	2 stories/35'
TRACT M	9 ac.	n/a	n/a	n/a

Max. Multi-Family Units: 250
Max. Total Units: 1475

R-1 = Single Family, Two Family Attached and Townhouse
R-2 = All R-1 Uses and Multi-Family

LAND USE SUMMARY

Residential Tracts, Misc. Open Space and Buffers		451.8 acres
Recreation Facility		49.1 acres
Water Management (Includes 30 acres in Tract K)		156.6 acres
Conservation Areas		100.1 acres
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Property Total	762.50 acres
Residential Unit Total	1475 units
Project Density	1.93 units/acre

Typical SF: Detached

For specific setbacks for these typical lots see Attachment 2.

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STONEYBROOK NORTH

MASTER CONCEPT PLAN

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WilsonMiller, Inc. - FL Lic# CA 00003670
WilsonMiller, Inc. - Certificate of Authorization #40

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