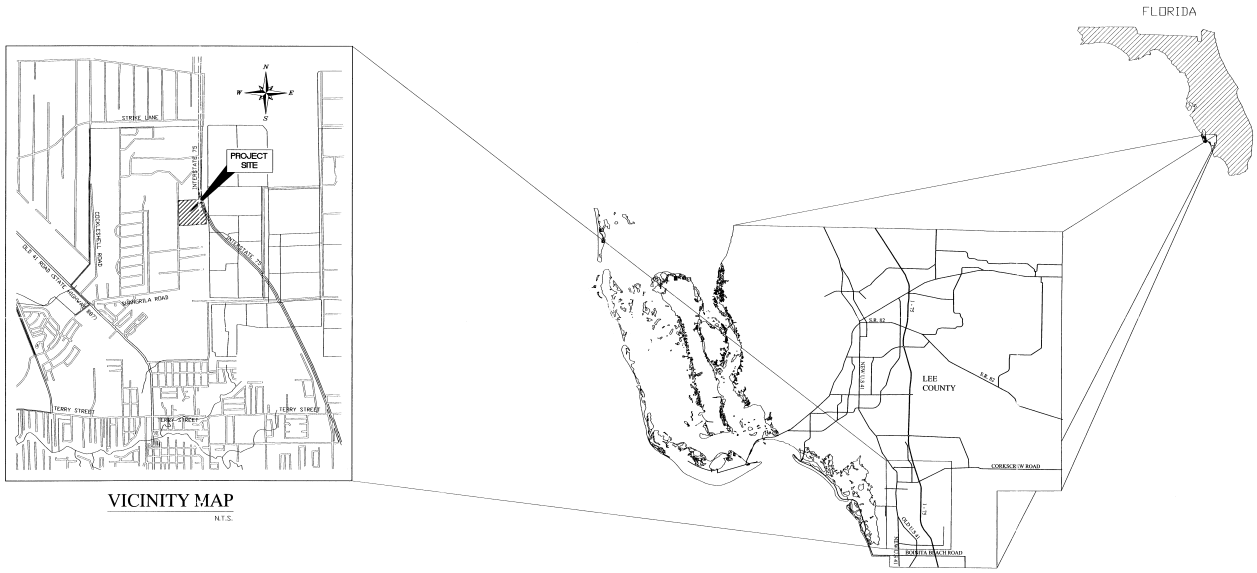
Maps for case #:

BONITA 30 RPD

SECTION 23 TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
N.T.S.

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SHEET 1 COVER SHEET
SHEET 2 GENERAL NOTES
SHEET 3 MASTER CONCEPT PLAN

PREPARED FOR:

COLONIAL HOMES, Inc

12631 WESTLINKS DRIVE UNIT #7
FORT MYERS, FL 33913

DCI 2005-00113

RWA INC. CONSULTING
Engineers, Surveyors & Mappers
Planners, Project Managers
6610 Willow Park Drive Suite 200 Naples, FL 34109 (239) 597-0575 FAX: (239) 597-0578
1042 Carson Street, Fort Myers, Florida 33901 (239) 278-5224 FAX: (239) 278-5419

BONITA 30 RPD
GENERAL NOTES

SCHEDULE OF DEVIATIONS

DEVIATION # 1:
DEVIATION FROM LDC SECTION 3-329(3)(4) WHICH REQUIRES COMPENSATING SLOPE ON EXCAVATION BANKS; TO ALLOW UP TO 25 PERCENT OF THE BANKS TO UTILIZE VERTICAL BULKHEADS.

DEVIATION # 2:
DEVIATION FROM LDC SECTION 3-291(C) WHICH REQUIRES THAT RESIDENTIAL DEVELOPMENT OF MORE THAN FIVE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS, TO ALLOW THE RPD TO HAVE ONE FULL MEANS OF INGRESS AND EGRESS AND ONE EMERGENCY ACCESS.

DEVIATION # 3:
DEVIATION FROM LDC SECTION 34-1743(B)(1), WHICH LIMITS RESIDENTIAL PROJECT WALLS TO A MAXIMUM HEIGHT OF EIGHT (8) FEET, TO PERMIT A MAXIMUM VERTICAL WALL HEIGHT OF EIGHT (8) FEET; HOWEVER, THE WALL MAY BE CONSTRUCTED ATOP A LANDSCAPED PROJECT BERM, ALSO SUBJECT TO COMPLIANCE WITH SIGHT LINE LANDSCAPING AND WATER MANAGEMENT CONDITIONS OF SECTION 34-1743.

DEVIATION # 4:
DEVIATION FROM LDS SECTION 3-328, WHICH REQUIRES A TWENTY-FOOT (20') WIDE LAKE MAINTENANCE EASEMENT, TO PERMIT A 0' WIDE EASEMENT AS INDICATED ON THE MCP.

DEVIATION # 5:
DEVIATION FROM LDC SECTION 34-2194(C)(3)B, WHICH REQUIRES A TEN-FOOT (10') SETBACK FROM NON SEA-WALLED ARTIFICIAL WATER BODIES, TO ALLOW A ZERO-FOOT (0') SETBACK FOR ACCESSORY STRUCTURES SUCH AS A VIEWING PLATFORM AT THE LAKE CONTROL ELEVATION.

DEVIATION # 6:
DEVIATION FROM LDC SECTION 3-416(D)(6), WHICH REQUIRES A SOLID WALL OR COMBINATION BERM AND SOLID WALL NOT LESS THAN EIGHT FEET IN HEIGHT TO BE CONSTRUCTED NOT LESS THAN 25 FEET FROM THE ABUTTING PROPERTY AND LANDSCAPED (BETWEEN THE WALL AND THE ABUTTING PROPERTY) WITH A MINIMUM OF FIVE TREES AND 18 SHRUBS PER 100 LINEAR FEET, IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL SUBDIVISION OR RESIDENTIAL LOTS, TO REPLACE THIS BUFFER REQUIREMENT WITH A NINETY-FOOT (90') MINIMUM INDIGENOUS VEGETATION PRESERVE TO ACT AS BUFFER TO THE ADJACENT RESIDENTIAL USES.

GENERAL NOTES:

1. THE MASTER CONCEPT PLAN DEPICTS THE PROJECTS GENERAL CONFIGURATION FOR CONCEPTUAL ZONING REVIEW AND APPROVAL. THE FINAL RESIDENTIAL, RECREATIONAL AND TOWN CENTER USES, ALONG WITH THE PROJECTS OPEN SPACE, SURFACE WATER MANAGEMENT SYSTEMS AND OTHER FUNCTIONAL ELEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.
2. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 34, DIVISION 26.
3. THE SUBJECT PROPERTY DOES NOT CONTAIN ANY HISTORICAL OR ARCHAEOLOGICAL SITES.
4. LEE TRAN HAS INDICATED THAT BUS SERVICE IS AVAILABLE IN THE AREA AND DOES NOT HAVE A DEDICATED STOP. SHOULD REGULAR SERVICE BE EXTENDED TO AREA, A TRANSIT STOP COULD BE PROVIDED.
5. PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT ORDER, THE APPLICANT MUST PROVIDE EVIDENCE THAT THE PROPERTY HAS ACCESS TO CENTRAL WATER AND SEWER, OR THAT THE EXTENSION OF CENTRAL WATER AND SEWER WILL COINCIDE WITH THE DEVELOPMENT OF THE PROPERTY.
6. THIS PROJECT WILL MEET THE DEVELOPMENT STANDARDS AND DEFINITIONS OF CHAPTER 3 OF THE CITY OF BONITA SPRINGS LDC, UNLESS DEVIATIONS FROM THESE REGULATIONS HAVE BEEN APPROVED IN THE RPD.
7. MINOR ADMINISTRATIVE MODIFICATIONS MAY BE MADE AT THE TIME OF DEVELOPMENT ORDER APPROVAL.

DEVELOPMENT REGULATIONS

	MULTI FAMILY	AMENITY CENTER
MINIMUM LOT WIDTH:	N/A	100 FEET
MINIMUM LOT DEPTH:	N/A	100 FEET
MINIMUM LOT AREA:	N/A	10,000 S.F.
MAXIMUM BUILDING HEIGHT:	6 STORIES OR 65'	3 STORIES OR 50' [1]
MAXIMUM LOT COVERAGE:	60 PERCENT	50 PERCENT
MINIMUM SETBACKS: [2]		
PUBLIC STREET:	20 FEET [3]	25 FEET [3]
PRIVATE STREET:	15 FEET [3]	10 FEET [3]
SIDE YARD:	10 FEET [4]	10 FEET
REAR YARD:	10 FEET [4]	10 FEET [4]
WATER BODY:	0/25 FEET [5]	0/25 FEET [5]
MINIMUM BUILDING SEPARATION:	20 FEET	20 FEET
MINIMUM FLOOR AREA:	750 S.F.	700 S.F. [6]

[1] EXCEPT CLOCK TOWERS OR SIMILAR ARCHITECTURAL FEATURES MAY BE PERMITTED UP TO 75'
[2] SETBACK IS MEASURED FROM EDGE OF PAVEMENT.
[3] SET BACK IS MEASURED FROM EDGE OF PAVEMENT OF ROAD SERVICING THE UNIT/BUILDING
[4] ACCESSORY STRUCTURE SETBACK MAY BE REDUCED TO ZERO FEET FOR SIDE AND REAR YARDS
[5] SETBACK FROM A LAKE. FOR ALL PRINCIPAL AND ACCESSORY USES MAY BE ZERO FEET (0') PROVIDED ARCHITECTURAL BANK TREATMENT IS PROVIDED
[6] SEVEN HUNDRED (700') GROSS SQUARE FEET FLOOR AREA ON THE GROUND FLOOR.

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S.88°50'51"W., ALONG THE NORTH LINE OF SAID SECTION 23, FOR 322.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-75, (STATE ROAD 93), SAID POINT BEING A POINT ON A CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND POINT OF CURVATURE;

THENCE SOUTHERLY 1,260.66 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5,847.58 FEET THROUGH A CENTRAL ANGLE OF 12°21'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.17°43'10"E. FOR 1,258.32 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;
THENCE S.02°52'12"E., ALONG SAID EAST LINE, FOR 614.25 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE S.86°01'44"W., ALONG THE SOUTH LINE OF SAID NORTH 1/2, FOR 1,365.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2;
THENCE N.01°43'26"W., ALONG THE WEST LINE OF SAID 1/4 AND THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 1,257.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2;
THENCE N.87°54'57"E., ALONG THE NORTH LINE OF SAID SOUTH 1/2, FOR 1,004.25 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE N.01°43'26"W., ALONG THE WEST LINE OF SAID EAST 1/2, FOR 613.95 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 23;
THENCE N.88°50'51"E., ALONG SAID NORTH LINE, FOR 8.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,651,237 SQUARE FEET OR 37.91 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS HAVING AN ASSUMED BEARING OF N.88°50'51"E

SCHEDULE OF USES

MULTIPLE FAMILY RESIDENTIAL TRACTS

ACCESSORY USES AND STRUCTURES INCLUDING OBSERVATION PLATFORMS/GAZEBOS
ADMINISTRATIVE OFFICES, INCLUDING PROJECT REAL ESTATE SALES OFFICE
AGRICULTURAL USES, AND AGRICULTURAL ACCESSORY USES, EXISTING ONLY
CLUBS: PRIVATE (INCLUDING CONSUMPTION ON PREMISES)
FOOD AND BEVERAGE SERVICE LIMITED
HEALTH CLUB OR SPA – LIMITED TO USE OF A CLUB
DWELLING UNITS:
MULTIPLE FAMILY BUILDING
ENTRANCE GATE AND GATEHOUSE, IN COMPLIANCE WITH LDC 34-1748
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION – FOR DEVELOPMENT LAKES, WATER RETENTION AND DETENTION
FENCES, WALLS
HOME OCCUPATION
MODEL:
MODEL UNIT
PARKING LOT, ACCESSORY
RECREATIONAL FACILITIES:
PERSONAL
PRIVATE ON-SITE
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY USES (LDC 34-3041), INCLUDING A TEMPORARY PROJECT SALES OFFICE

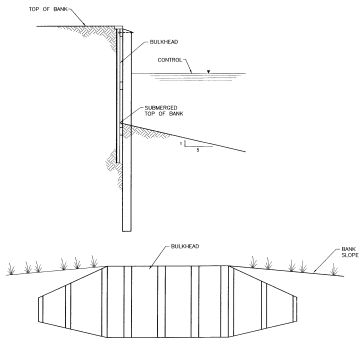
AMENITY CENTER TRACT

ACCESSORY USES AND STRUCTURES:
ADMINISTRATIVE OFFICES
AGRICULTURAL USES AND AGRICULTURAL ACCESSORY USES (LIMITED TO EXISTING ONLY)
CLUBS: PRIVATE (INCLUDING CONSUMPTION ON PREMISES)
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES GROUP I
FENCES, WALLS
PARKING LOT: ACCESSORY
RENTAL AND SALES OFFICE
RECREATION FACILITIES:
PERSONAL
PRIVATE
TEMPORARY USES (NOTE 1, 34-3041 ET SEQ.) – LIMITED TO TEMPORARY SALES OFFICE, AND CONSTRUCTION TRAILER AND STAGING AREA

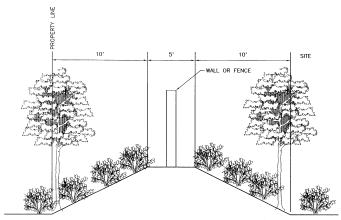
	Required (Acres)	Provided (Acres)	Percentage
Open Space (23.56 x 0.4)	9.42	14.23	100.00
Preserve		7.03	49.34
Lake (25% of required open space)		2.32	16.71
Drainage Easement		1.15	7.90
Buffers and Other Open Space		3.75	27.02

	Required (Acres)	Provided (Acres)
Indigenous Vegetation (23.56 x 0.2)	4.71	7.03 *

* Preserve will be comprised of existing indigenous vegetation and replanted indigenous vegetation



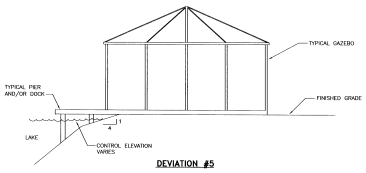
DEVIATION #1



DEVIATION #3



DEVIATION #4



DEVIATION #5

PWA CONSULTING INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
6610 Willow Park Drive, Suite 200, Naples, Florida 34109
(239) 597-3575 FAX (239) 597-3578
(239) 278-0024 FAX (239) 278-0419

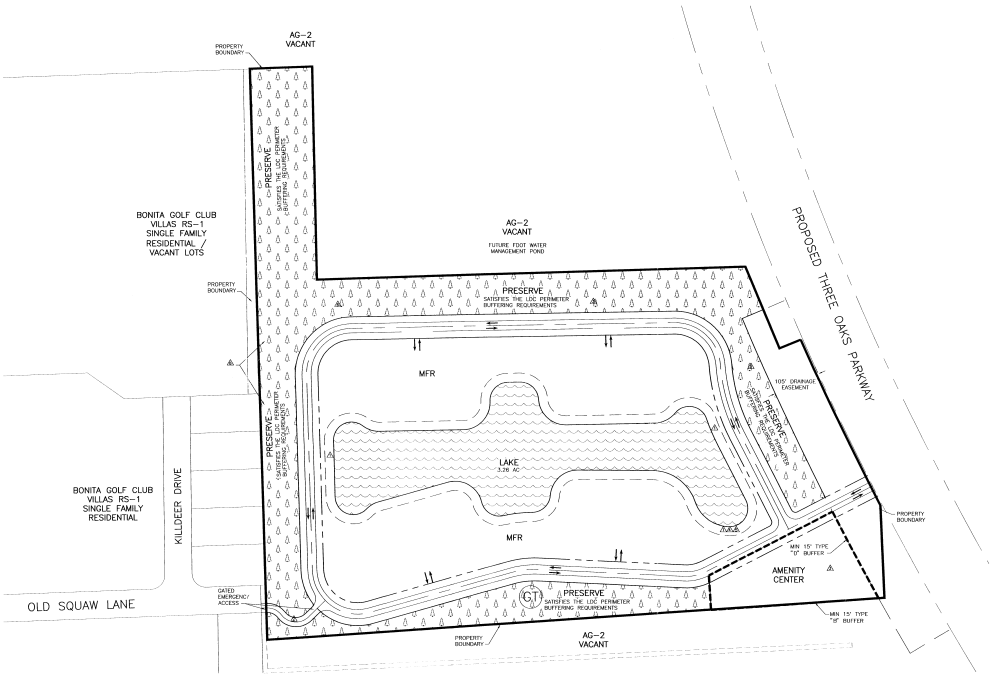
PROJECT: BONITA 30 RPD
CLIENT: COLONIAL HOMES INC.
TITLE: GENERAL NOTES

SEC 23 | TWP. 47S | RGE. 25E
SCALE: N/A | DRAWN: S.D.L. | CHECKED: P.V.

DATE: DECEMBER, 2006
PROJECT NO. 05008.00.00
FILE NO. 300960000P02
SHEET NUMBER 2 OF 3

December 18, 2006 10:27 AM D:\2005\05008.00.00 Bonita 30\2006 RPD Rezone Application\MCP Plans\revision #3\05008000P02.dwg

BONITA 30 RPD
MASTER CONCEPT PLAN



SITE SUMMARY TABLE		
	Acreage	Percentage
MFR	3.68	15.46
Drainage Easement	1.13	4.74
Amenity Center	1.07	4.61
ROW	3.64	15.68
Preserve	7.03	28.91
Lake	3.28	14.05
Other open space	3.75	16.15
Total Project Acreage	**23.56**	**100.00**

LEGEND

MFR MULTIPLE FAMILY RESIDENTIAL
2 DEVIATION NUMBER
GT GOPHER TORTOISE BURROW

PWA INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
CONSULTING
8810 Willow Run Drive, Suite 200, Naples, Florida 34109
239 597-3575 FAX: (239) 597-3579
1042 Carson Street, Fort Myers, Florida 33901
(239) 278-0524 FAX: (239) 278-0419

PROJECT: BONITA 30 RPD

CLIENT: COLONIAL HOMES INC.

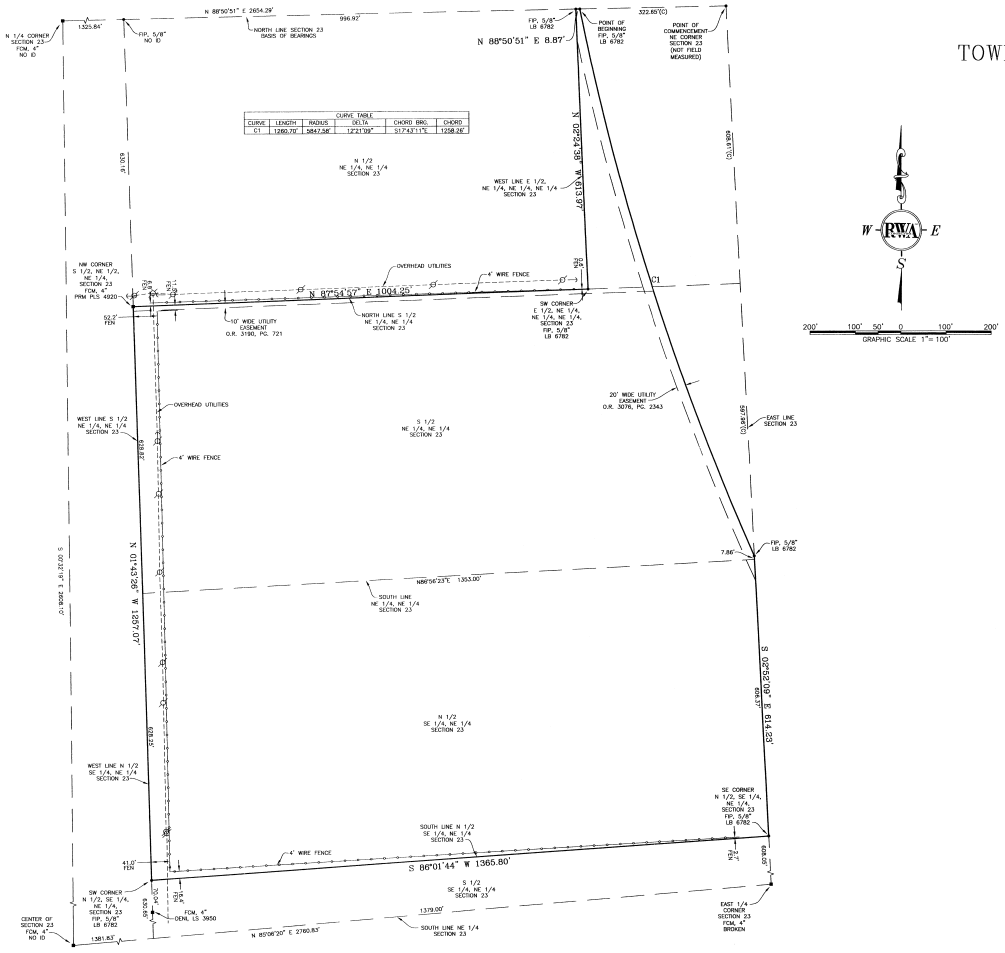
TITLE: MASTER CONCEPT PLAN

SEC 23 TWP 47S RGE 25E
SCALE 1" = 100'
DRAWN S.D.L.
CHECKED P.V.

DATE DECEMBER, 2006
PROJECT NO. 00088.00.00
FILE NO. 50088000GP02
SHEET NUMBER 3 OF 3

December 18, 2006 9:53 am G:\2005\05088.00.00 Bonita 30\2006 RPD Preserve Application\MCP Plans\revision #3\50088000GP03.dwg

BOUNDARY SURVEY
OF
A PORTION OF SECTION 23 TOWNSHIP 49 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.



LEGAL DESCRIPTION:

(AS PER TITLE CERTIFICATION)

EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LESS I-75 RIGHT-OF-WAY, PLUS THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST ¼, PLUS THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

(AS PREPARED FOR THIS SURVEY)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA;
THENCE S.88°50'51"W., ALONG THE NORTH LINE OF SAID SECTION 23, FOR 322.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-75, (STATE ROAD 93), SAID POINT BEING A POINT ON A CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;AND POINT OF CURVATURE;

THENCE SOUTHERLY 1,260.66 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5,847.58 FEET THROUGH A CENTRAL ANGLE OF 12°21'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.17°43'10"E. FOR 1,258.22 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;
THENCE S.02°52'12"E., ALONG SAID EAST LINE, FOR 614.25 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE S.86°01'44"W., ALONG THE SOUTH LINE OF SAID NORTH 1/2, FOR 1,365.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2;
THENCE N.01°43'38"W., ALONG THE WEST LINE OF SAID 1/4 AND THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 1,257.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2;
THENCE N.87°54'57"E., ALONG THE NORTH LINE OF SAID SOUTH 1/2, FOR 1,004.25 FEET TO THE SOUTHWEST CORNER OF THE EAST ½ OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE N.02°24'36"W., ALONG THE WEST LINE OF SAID EAST 1/2, FOR 613.95 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 23;
THENCE N.88°50'51"E., ALONG SAID NORTH LINE, FOR 8.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,651,237 SQUARE FEET OR 37.91 ACRES, MORE OR LESS.

LEGEND & ABBREVIATIONS:

PG.	PAGE		GUY WIRE
P.B.	PLAT BOOK		UTILITY POLE
O.R.	OFFICIAL RECORDS BOOK		
SIR	SET PK NAIL, LB 6952		
FPK	FND PK NAIL, AS NOTED		
PK	PARKER KALON NAIL		
FIP	FND IRON PIN, AS NOTED		
FCM	FND CONC MONUMENT, AS NOTED		
PRM	PERMENANT REFERENCE MONUMENT		
PLS	PROFESSIONAL LAND SURVEYOR		
ID	IDENTIFICATION		
R/W	RIGHT-OF-WAY		
FND	FOUND		
LB	LICENSED BUSINESS		
CONC	CONCRETE		
FKA	FORMERLY KNOW AS		
FEN	FENCE DIMENSIONAL TIE		
SIP	SET 5/8" IRON PIN, LB 6952		

SURVEYOR'S NOTATIONS:

THIS PLAT OF SURVEY WAS PREPARED AS A BOUNDARY SURVEY FOR PERMITTING AND PLATTING PURPOSES, AND IS BASED ON A LEGAL DESCRIPTION PREPARED BY THIS FIRM, THE TITLE CERTIFICATION PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 05112236 AND INFORMATION ORIGINALLY PROVIDED BY THE CLIENT.

THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION AS PREPARED FOR THIS SURVEY IS THE SAME PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION AS PROVIDED IN THE AFOREMENTIONED TITLE CERTIFICATION.

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS HAVING AN ASSUMED BEARING OF N.88°50'51"E.

THIS PLAT OF SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS, RIGHTS OF WAY OR FREEDOM FROM ENCUMBRANCES.

SURFACE, SUBSURFACE AND AERIAL IMPROVEMENTS, UNLESS DEPICTED HEREON, HAVE NOT BEEN LOCATED.

DIMENSIONAL TIES FOR THE EXISTING IMPROVEMENTS DEPICTED HEREON ARE PERPENDICULAR TO THE APPROPRIATE PARCEL BOUNDARIES.

THIS PLAT OF SURVEY IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL BOARD, COMMISSION OR OTHER ENTITY.

THE LANDS DEPICTED HEREON ARE ALSO SUBJECT TO ANY RELEVANT EASEMENTS, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

SUBJECT PARCEL LIES IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 8), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL 125124 0225 C, EFFECTIVE DATE MARCH 15, 1984.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID INFORMATION.

THE INFORMATION DEPICTED HEREON REPRESENTS THE EXISTING CONDITIONS AS OBSERVED ON THE DATE OF LAST FIELD WORK: SEPTEMBER 28, 2005.

DISTANCES AND MEASUREMENTS, DEPICTED HEREON, ARE IN FEET AND DECIMALS THEREOF, UNLESS A DIRECT COMPARISON IS MADE ALL MEASURED BEARINGS AND DISTANCES ARE IDENTICAL TO RECORD OR PLAT VALUES.

THIS PLAT OF SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES DEPICTED HEREON, AND IS NOT TRANSFERABLE.

THIS PLAT OF SURVEY IS AN ENTITY UNTO ITSELF THE ATTACHMENT OF ANY DOCUMENTS, TESTIMONIES AND OR AFFIDAVITS AND THE ADDITION AND OR DELETION OF ANY PORTION OF THIS PLAT OF SURVEY, WITHOUT THE WRITTEN CONSENT OF THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER, IS PROHIBITED AND WILL INVALIDATE THIS SURVEY.

DCI 2005-00113

PREPARED FOR:
MERITAGE HOMES (FKA COLONIAL HOMES, INC.)
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
HENDERSON/FRANKLIN
LEE COUNTY BOARD OF COUNTY COMMISSIONERS

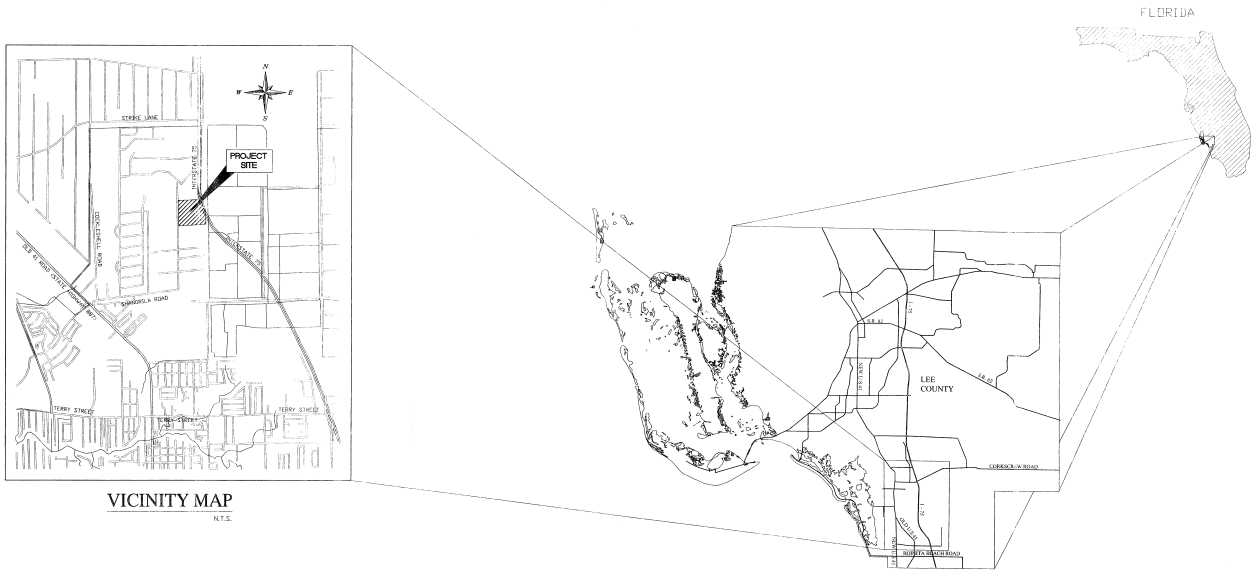
PREPARED BY:
RWA INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 6952

11-28-05
DATE SIGNED
DENNIS A. MILLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. LS 5626

REVISIONS	NAME	DATE	RWA CONSULTING INC. Engineers, Surveyors & Mappers, Planners, & Project Managers	1542 Carson Street Fort Myers, Florida 33901 Phone: (239) 278-5224 Fax: (239) 278-5419 www.consult-rwa.com Florida Certificate of Authorization #6952	DATE: 11/16/05	CLIENT: MERITAGE HOMES	PROJECT: BONITA 30	
DESIGNED:					HORIZ. SCALE: 1"=100'			
DRAWN:					VERT. SCALE:	TITLE: BOUNDARY SURVEY	JOB/ACCT. NO: 05-0098.00	SHEET NUMBER: 1 OF 1
CHECKED:					PROJ. MGR: RCS ATV JCH			FILE NO: 0003 SU

BONITA 30 RPD

SECTION 23 TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
N.T.S.

CONTENTS

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PREPARED FOR:

COLONIAL HOMES, Inc

12631 WESTLINKS DRIVE UNIT #7
FORT MYERS, FL 33913

DCI 2005-00113

RWA INC. CONSULTING
Engineers, Surveyors & Mappers
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8610 Willow Park Drive Suite 200 Naples, FL 34109 (239) 597-0575 FAX: (239) 597-0578
1042 Carson Street, Fort Myers, Florida 33901 (239) 278-5224 FAX: (239) 278-5419

BONITA 30 RPD
GENERAL NOTES

SCHEDULE OF DEVIATIONS

DEVIATION # 1:
DEVIATION FROM LDC SECTION 3-329(E)(4) WHICH REQUIRES COMPENSATING SLOPE ON EXCAVATION BANKS, TO ALLOW UP TO 20 PERCENT OF THE BANKS TO UTILIZE VERTICAL BULKHEADS.

DEVIATION # 2:
DEVIATION FROM LDC SECTION 3-291(C) WHICH REQUIRES THAT RESIDENTIAL DEVELOPMENT OF MORE THAN FIVE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS, TO ALLOW THE RPD TO HAVE ONE FULL MEANS OF INGRESS AND EGRESS AND ONE EMERGENCY ACCESS.

DEVIATION # 3:
DEVIATION FROM LDC SECTION 34-1743(b)(1), WHICH LIMITS RESIDENTIAL PROJECT WALLS TO A MAXIMUM HEIGHT OF EIGHT (8) FEET; HOWEVER, THE WALL MAY BE CONSTRUCTED ATOP A PERIMETER PROJECT BERM, ALSO SUBJECT TO COMPLIANCE WITH SIGHT LINE LANDSCAPING AND WATER MANAGEMENT CONDITIONS OF SECTION 34-1743.

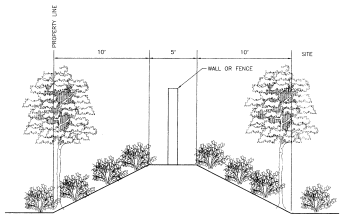
DEVIATION # 4:
DEVIATION FROM LDS SECTION 3-328, WHICH REQUIRES A TWENTY-FOOT (20') WIDE LAKE MAINTENANCE EASEMENT, TO PERMIT A 0' WIDE EASEMENT AS INDICATED ON THE MCP.

DEVIATION # 5:
DEVIATION FROM LDC SECTION 34-2194(C)(3)B, WHICH REQUIRES A TEN-FOOT (10') SETBACK FROM NON-SEAWALLED ARTIFICIAL WATER BODIES, TO ALLOW A ZERO-FOOT (0') SETBACK FOR RECREATIONAL/AMENITY STRUCTURES AT THE LAKE CONTROL ELEVATION.

DEVIATION # 6:
DEVIATION FROM LDC SECTIONS 34-2019(2)D AND 10-8(2) WHICH REQUIRE THAT PARKING LOTS BE DESIGNED TO ALLOW VEHICLES EXITING THE PARKING LOT TO ENTER THE STREET RIGHT-OF-WAY IN A FORWARD MOTION, TO ALLOW VEHICLES WITHIN THE ACTIVITY CENTER AND MULTIFAMILY TRACTS TO BACK INTO A PRIVATE RIGHT-OF-WAY OR EASEMENT.

GENERAL NOTES:

1. THE MASTER CONCEPT PLAN DEPICTS THE PROJECTS GENERAL CONFIGURATION FOR CONCEPTUAL ZONING REVIEW AND APPROVAL. THE FINAL RESIDENTIAL, RECREATIONAL AND TOWN CENTER USES, ALONG WITH THE PROJECT'S OPEN SPACE, SURFACE WATER MANAGEMENT SYSTEMS AND OTHER FUNCTIONAL ELEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.
2. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 34, DIVISION 26.
3. THE SUBJECT PROPERTY DOES NOT CONTAIN ANY HISTORICAL OR ARCHAEOLOGICAL SITES.
4. LEE TRAN HAS INDICATED THAT THE NEAREST TRANSIT STOP TO THE PROJECT SITE DOES NOT HAVE A DEDICATED STOP. SHOULD REGULAR SERVICE BE EXTENDED TO AREA, A TRANSIT STOP COULD BE PROVIDED.
5. PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT ORDER, THE APPLICANT MUST PROVIDE EVIDENCE THAT THE PROPERTY HAS ACCESS TO CENTRAL WATER AND SEWER, OR THAT THE EXTENSION OF CENTRAL WATER AND SEWER WILL COINCIDE WITH THE DEVELOPMENT OF THE PROPERTY.
6. THIS PROJECT WILL MEET THE DEVELOPMENT STANDARDS AND DEFINITIONS OF CHAPTER 3 OF THE CITY OF BONITA SPRINGS LDC, UNLESS DEVIATIONS FROM THESE REGULATIONS HAVE BEEN APPROVED IN THE RPD.
7. MINOR ADMINISTRATIVE MODIFICATIONS MAY BE MADE AT THE TIME OF DEVELOPMENT ORDER APPROVAL.



DEVIATION #3

DEVELOPMENT REGULATIONS

	MULTI FAMILY	AMENITY CENTER
MINIMUM LOT WIDTH:	N/A	100 FEET
MINIMUM LOT DEPTH:	N/A	100 FEET
MINIMUM LOT AREA:	N/A	10,000 S.F.
MAXIMUM BUILDING HEIGHT:	6 STORIES OR 65'	3 STORIES OR 50' [1]
MAXIMUM LOT COVERAGE:	60 PERCENT	50 PERCENT
MINIMUM SETBACKS: [2]		
PUBLIC STREET:	20 FEET [3]	25 FEET [3]
PRIVATE STREET:	15 FEET [3]	10 FEET [3]
SIDE YARD:	10 FEET	10 FEET
REAR YARD:	10 FEET [4]	10 FEET
WATER BODY:	10 FEET	0/20 FEET [5]
MINIMUM BUILDING SEPARATION:	20 FEET	20 FEET
MINIMUM FLOOR AREA:	750 S.F.	700 S.F. [6]

[1] EXCEPT CLOCK TOWERS OR SIMILAR ARCHITECTURAL FEATURES MAY BE PERMITTED UP TO 75'.
[2] SETBACK IS MEASURED FROM EDGE OF PAVEMENT.
[3] SET BACK IS MEASURED FROM EDGE OF PAVEMENT OF ROAD SERVICING THE UNIT/BUILDING.
[4] ACCESSORY STRUCTURE SETBACK MAY BE REDUCED TO ZERO FEET FOR SIDE AND REAR YARDS.
[5] SETBACK FROM A LAKE, FOR ALL PRINCIPAL AND ACCESSORY USES MAY BE ZERO FEET (0') PROVIDED ARCHITECTURAL BANK TREATMENT IS PROVIDED.
[6] SEVEN HUNDRED (700') GROSS SQUARE FEET FLOOR AREA ON THE GROUND FLOOR.

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S.89°50'5.7"W., ALONG THE NORTH LINE OF SAID SECTION 23, FOR 332.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-75, (STATE ROAD 93), SAID POINT BEING A POINT ON A CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND POINT OF CURVATURE;

THENCE SOUTHERLY 1,260.66 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5,847.58 FEET THROUGH A CENTRAL ANGLE OF 12°21'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.17°47'10"E. FOR 1,258.52 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;
THENCE S.03°30'17"E., ALONG SAID EAST LINE, FOR 614.25 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH-EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE S.89°01'44"W., ALONG THE SOUTH LINE OF SAID NORTH 1/2, FOR 1,365.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2;
THENCE N.01°43'26"W., ALONG THE WEST LINE OF SAID 1/4 AND THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 1,357.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2;
THENCE N.87°54'57"E., ALONG THE NORTH LINE OF SAID SOUTH 1/2, FOR 1,004.25 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE N.02°24'38"W., ALONG THE WEST LINE OF SAID EAST 1/2, FOR 613.95 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 23;
THENCE N.89°50'5.7"E., ALONG SAID NORTH LINE, FOR 8.87 FEET TO THE POINT OF BEGINNING.

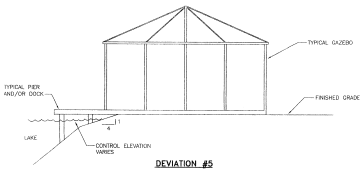
CONTAINING 1,651,237 SQUARE FEET OR 37.91 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS HAVING AN ASSUMED BEARING OF N.89°50'5.1"E.



DEVIATION #4



DEVIATION #5

SCHEDULE OF USES

MULTIPLE FAMILY RESIDENTIAL TRACTS

ACCESSORY USES AND STRUCTURES:
ADMINISTRATIVE OFFICES, INCLUDING PROJECT REAL ESTATE SALES OFFICE
AGRICULTURAL USES, AND AGRICULTURAL ACCESSORY USES, EXISTING ONLY
CLUBS: PRIVATE (INCLUDING CONSUMPTION ON PREMISES)
FOOD AND BEVERAGE SERVICE LIMITED
HEALTH CLUB OR SPA – LIMITED TO USE OF A CLUB
DWELLING UNITS:
MULTIPLE FAMILY BUILDING
ENTRANCE GATE AND GATEHOUSE, IN COMPLIANCE WITH LDC 34-1748
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION – FOR DEVELOPMENT LAKES, WATER RETENTION AND DETENTION
FENCES, WALLS
HOME OCCUPATION
MODELS:
MODEL UNIT
PARKING LOT, ACCESSORY
RECREATIONAL FACILITIES
PERSONAL
PRIVATE ON-SITE
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY USES (LDC ? 34-3041), INCLUDING A TEMPORARY PROJECT SALES OFFICE

AMENITY CENTER TRACT

ACCESSORY USES AND STRUCTURES:
ADMINISTRATIVE OFFICES
AGRICULTURAL USES AND AGRICULTURAL ACCESSORY USES (LIMITED TO EXISTING ONLY)
CLUBS: PRIVATE (INCLUDING CONSUMPTION ON PREMISES)
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES GROUP I
FENCES, WALLS
PARKING LOT: ACCESSORY
REAL ESTATE SALES OFFICE
RECREATION FACILITIES:
PERSONAL
PRIVATE
TEMPORARY USES (NOTE 1, 34-3041 ET SEQ.) – LIMITED TO TEMPORARY SALES OFFICE, AND CONSTRUCTION TRAILER AND STAGING AREA

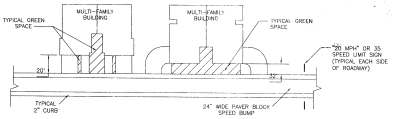
OPEN SPACE CALCULATION

TOTAL SITE AREA=	37.91 AC.
LESS THREE OAKS PARKWAY RESERVATION (3.88 AC.)	5.22 AC.
LESS WATER MANAGEMENT EASEMENT (1.34 AC.)	
TOTAL AREA FOR OPEN SPACE CALCULATION	32.69 AC.
40% OPEN SPACE REQUIREMENT	13.01 AC.
OPEN SPACE PROVIDED:	
LAKES (25% OF REQ. OPEN SPACE)	3.23 AC.
BUFFERS	3.94 AC.
PRESERVE	7.20 AC.
TOTAL:	14.81 AC.

NOTE: 10% PRIVATE OPEN SPACE TO BE PROVIDED WITHIN MFR TRACT

INDIGENOUS NATIVE VEGETATION REQUIREMENT

50% OF REQUIRED OPEN SPACE:	6.94 AC.
INDIGENOUS NATIVE VEGETATION PROVIDED	6.94 AC.



DEVIATION #6

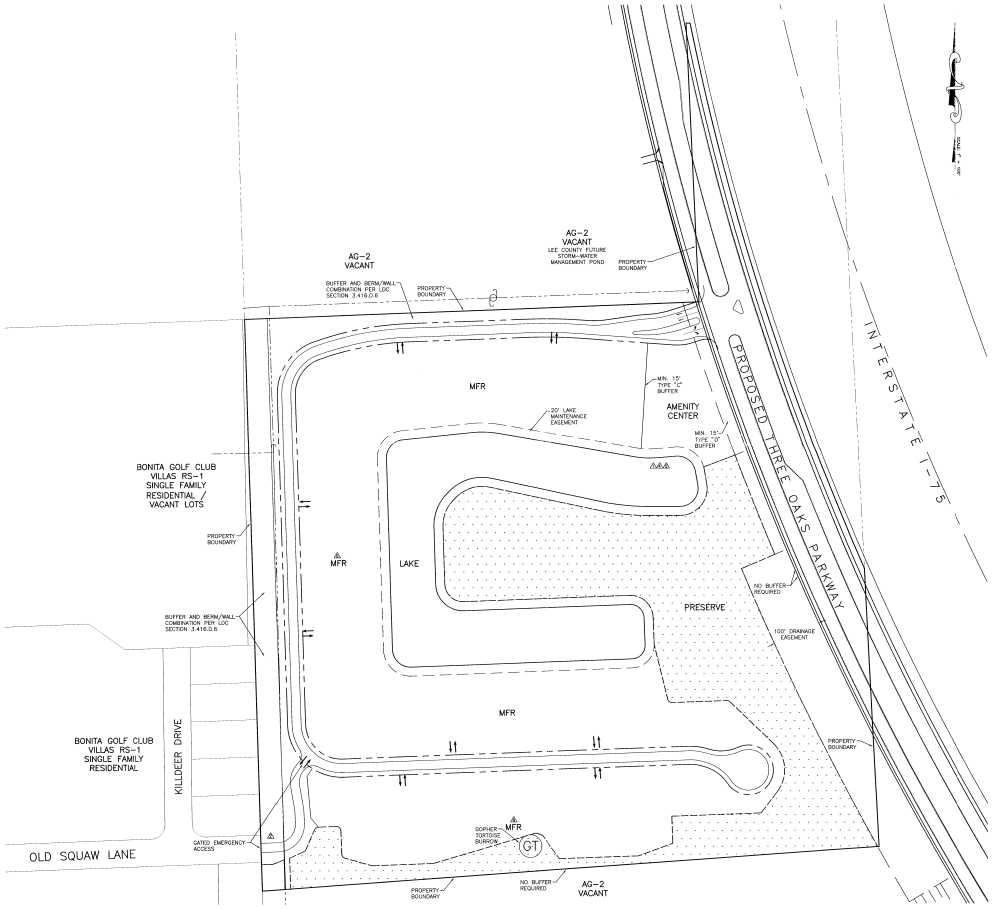
DCI 2005-00113

RWA, INC. CONSULTING
Engineers, Surveyors & Mappers
Planners, Project Managers
3255 North Horseshoe Drive, Suite 212, Naples, Florida 34104
(239) 649-1509 FAX: (239) 649-7256
(239) 774-4671 FAX: (239) 231-4113

PROJECT: BONITA 30 RPD
CLIENT: COLONIAL HOMES, INC.
TITLE: GENERAL NOTES
SEC: 23 TWP: 47S RGE: 25E
SCALE: N/A
DRAWN: J.E.R
CHECKED: K.A.S
DATE: DECEMBER 2005
PROJECT NO: 05-0088.00
FILE NO: 30GNSUP01
SHEET NUMBER: 2 OF 2

May 10, 2006 - 8:44:33 D:\2005\05-0088.00 Bonita 30\DWG RPD Master Application\MCP Plans\revised #2\30GNSP02.dwg

BONITA 30 RPD
MASTER CONCEPT PLAN



SITE SUMMARY

	ACREAGE	DWELLING UNITS
MULTIPLE-FAMILY RESIDENTIAL	13.41	275
AMENITY CENTER	0.99	N/A
LAKE TRACT	9.35	N/A
PRESERVE	7.85	N/A
INTERNAL ROAD	2.86	N/A
THREE OAKS PARKWAY	3.86	N/A
OTHER	3.77	N/A
TOTAL	**37.01**	275

LEGEND

MFR MULTIPLE FAMILY RESIDENTIAL
L SURFACE WATER MANAGEMENT LAKE
AC AMENITY CENTER
(2) DEVIATION NUMBER

DCI 2005-00113

RWA INC.
CONSULTING ENGINEERS
Engineers, Surveyors & Mappers
Planners, Project Managers
3534 North Horseshoe Drive, Suite 270, Naples, Florida 34104
(239) 594-1256 FAX (239) 594-1258
3650 Colonial Blvd., Fort Myers, Florida 33966
(239) 275-3447 FAX (239) 275-3448

PROJECT: *BONITA 30 RPD*
CLIENT: *COLONIAL HOMES INC.*
TITLE: *MASTER CONCEPT PLAN*

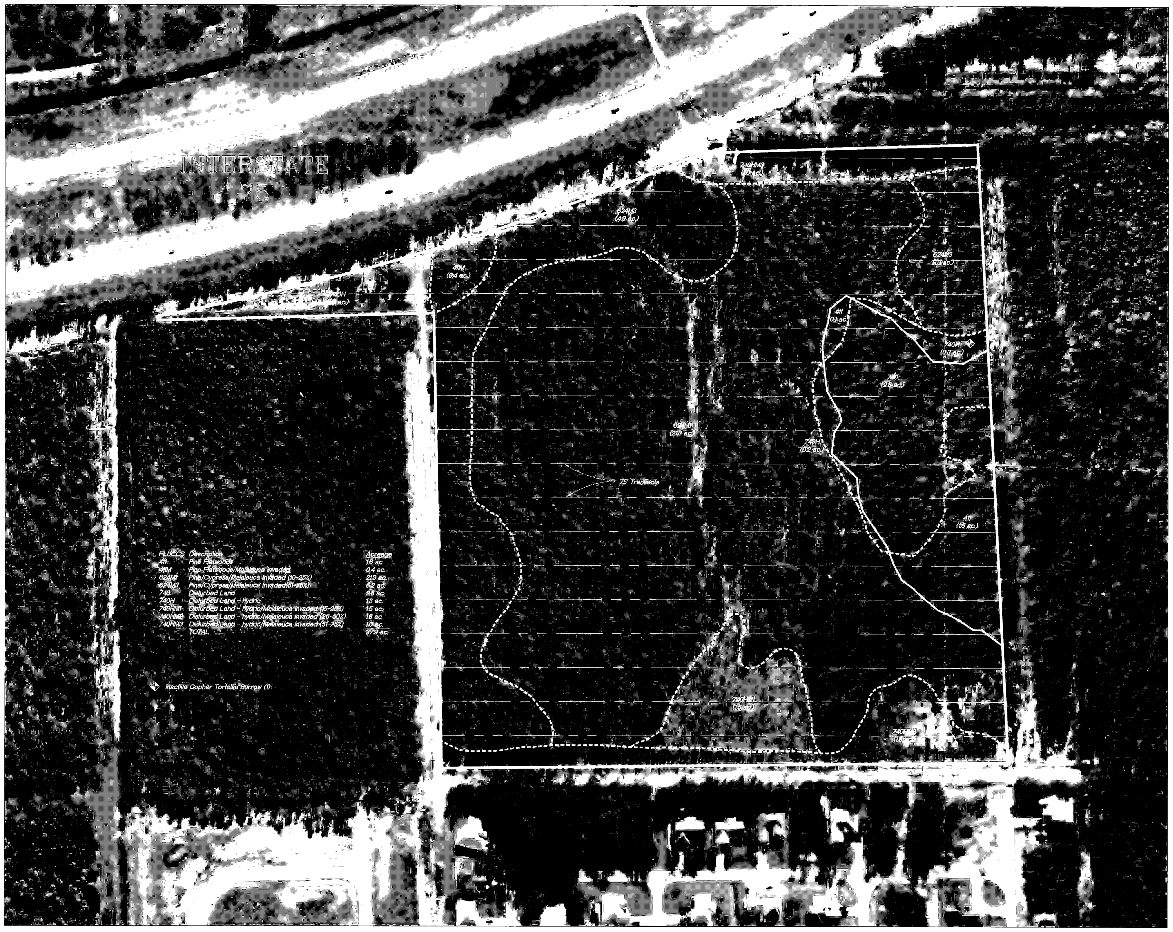
SEC. 28 TWP. 47S RGE. 25E
SCALE: *1" = 100'*
DRAWN: *J.E.R*
CHECKED: *P.V.*
DATE: *DECEMBER 2005*
PROJECT NO: *05-0098.00*
FILE NO: *2005BSP01*
SHEET NO. 1 OF 3

May 02, 2006 - 8:13:44 a:\2005\05-0098.00 Bonita 30\0098 RPD Rezone Application\MCP Plan\version #2\1909MP03.dwg

SECTION: 23
TOWNSHIP: 47 S
RANGE: 25 E

100 50 0 100
SCALE FEET

PROTECTED SPECIES ASSESSMENT



December 06, 2005 1:37:29 p.m.
Drawing: COL031PLN.DWG (DCS)

DCI 2005-00113

ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS, FLORIDA 941/334-3680

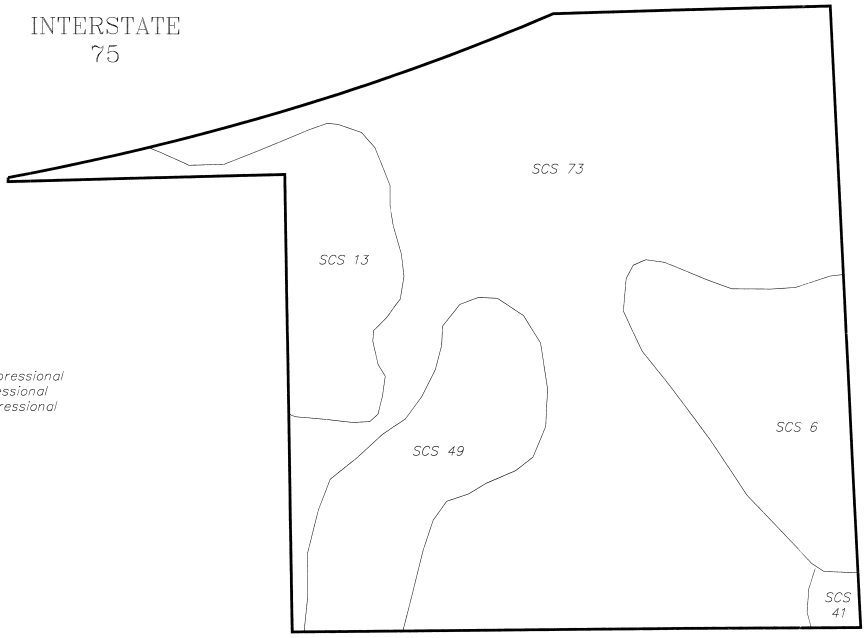
REVISED:

SHEET

SOIL MAP

SECTION: 23
TOWNSHIP: 47 S
RANGE: 25 E

100 50 0 100
SCALE FEET



Soil Legend
SCS 06 – Hallandale fine sand
SCS 13 – Boca fine sand
SCS 41 – Valkaria fine sand, depressional
SCS 49 – Felda fine sand, depressional
SCS 73 – Pineda fine sand, depressional

DCI 2005-00113

W. DEXTER BENDER & ASSOCIATES
ENVIRONMENTAL PLANNING CONSULTING
FORT MYERS, FLORIDA 941-454-4864

REVISED

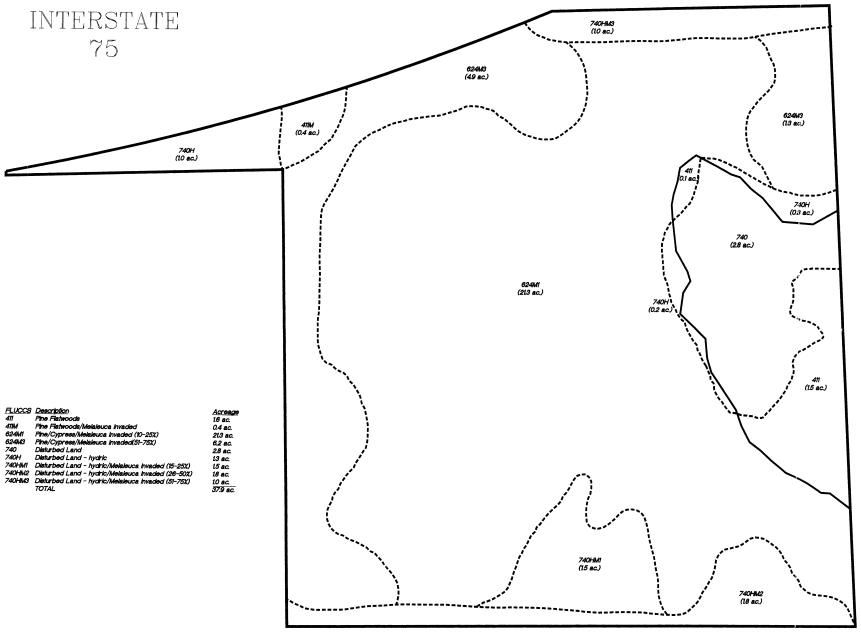
Bonita 30

SHEET

VEGETATION MAP

SECTION: 23
TOWNSHIP: 47 S
RANGE: 25 E

100 50 0 100
SCALE FEET



FLUCCS	Description	Acreage
411	Pine Flatwoods	1.6 ac.
411M	Pine Flatwoods/Melaleuca Invaded	0.4 ac.
624M1	Pine/Cypress/Melaleuca Invaded (10-25%)	21.0 ac.
624M3	Pine/Cypress/Melaleuca Invaded(51-75%)	6.2 ac.
740	Disturbed Land	2.8 ac.
740H	Disturbed Land - hydric	1.3 ac.
740HM1	Disturbed Land - hydric/Melaleuca Invaded (15-25%)	1.5 ac.
740HM2	Disturbed Land - hydric/Melaleuca Invaded (26-50%)	1.8 ac.
740HM3	Disturbed Land - hydric/Melaleuca Invaded (51-75%)	1.0 ac.
	TOTAL	37.9 ac.

DCI 2005-00113

W. DEXTER BENDER & ASSOCIATES
ENVIRONMENTAL & MARINE CONSULTING
4350 W. CYPRESS, TAMPA, FLORIDA 941/284-3680

SURVEYED

Bonita 30

SHEET

N

PSS LEGEND

	Approximate transect locations
Ⓑ	Butterfly orchids

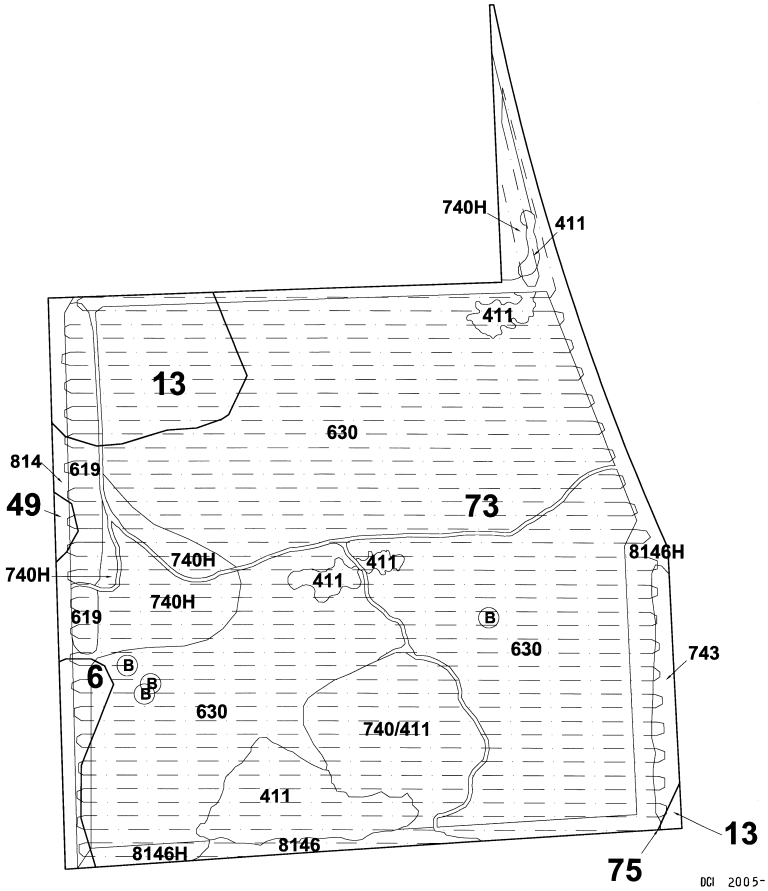
SOILS LEGEND

CODE	SOIL SERIES	HYDRIC?*
6	Hallandale fine sand	No
13	Boca fine sand	Yes
49	Felda fine sand depressional	Yes
73	Pineda fine sand depressional	Yes
75	Hallandale fine sand slough	Yes

*Based on the Hydric Soils of Florida Handbook (2000)

FLUCCS LEGEND

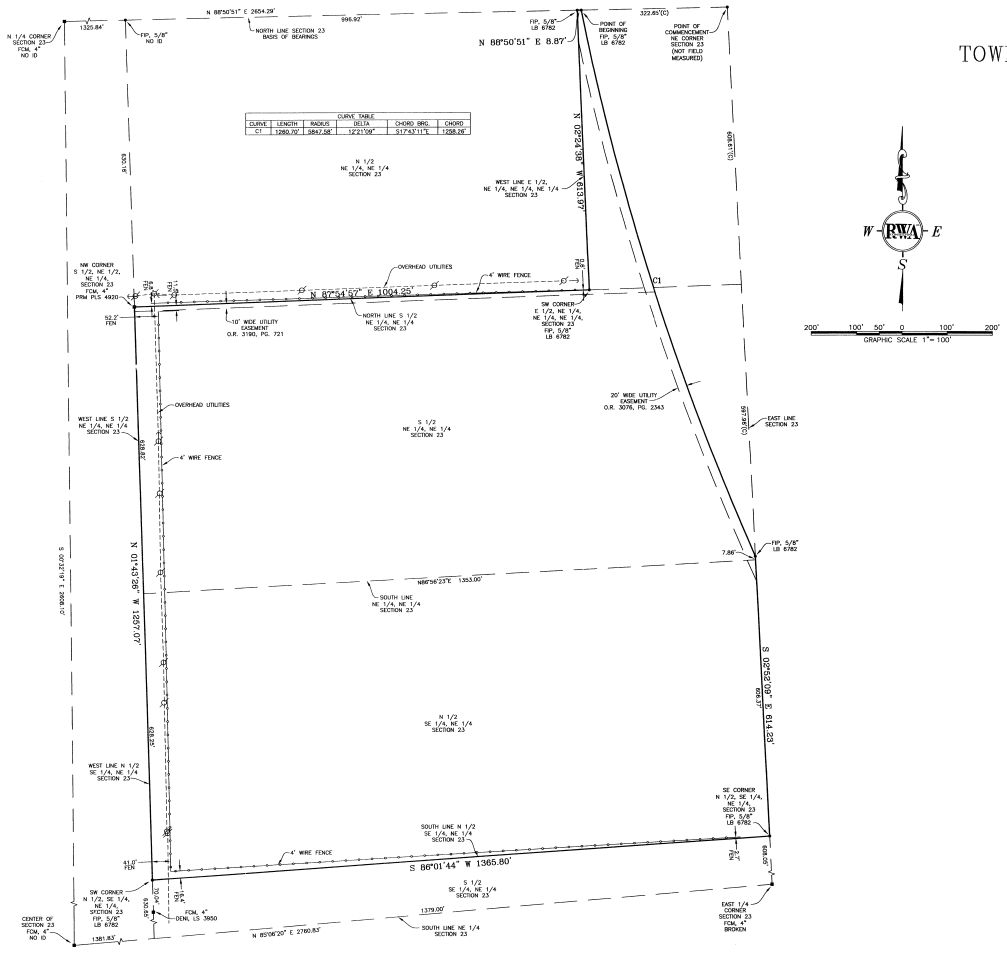
CODE	DESCRIPTION	UPLAND ACREAGE	WETLAND ACREAGE
411	Pine Flatwoods	1.98 ac.	---
619	Exotic Wetland Hardwoods	---	1.13 ac.
630	Wetland Forest Mixed	---	24.49 ac.
740H	Hydric Disturbed Lands	---	2.53 ac.
740/411	Disturbed Pine Flatwoods	2.33 ac.	---
743	Spoil Areas	0.62 ac.	---
814	Roads	0.91 ac.	---
8146	Primitive Trails	0.42 ac.	---
8146H	Hydric Trails	---	3.49 ac.
	Total:	6.26 ac.	31.64 ac.
	Total Site Acreage: 37.90 ac.		



DCI 2005-00113

PROJECT #: 2005-178 SCALE: 1" = 100' DRAWN BY: AML DATE: 2-14-2006	BONITA 30 ZONING MAP	COUNTY: LEE SECTION: 23 TOWNSHIP: 47 S RANGE: 25 E	REVISIONS: 00 00 00	Boylan Environmental Consultants, Inc. 11000 Metro Parkway, Suite 4 Ft. Myers, FL 33912 Office:(239) 418-0671 Fax: (239) 418-0672

BOUNDARY SURVEY
OF
A PORTION OF SECTION 23 TOWNSHIP 49 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.



LEGAL DESCRIPTION:

(AS PER TITLE CERTIFICATION)

EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LESS I-75 RIGHT-OF-WAY, PLUS THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, PLUS THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

(AS PREPARED FOR THIS SURVEY)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA;
THENCE S.88°50'51"W., ALONG THE NORTH LINE OF SAID SECTION 23, FOR 322.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-75, (STATE ROAD 93), SAID POINT BEING A POINT ON A CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;AND POINT OF CURVATURE;

THENCE SOUTHERLY 1,260.66 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5,847.58 FEET THROUGH A CENTRAL ANGLE OF 12°21'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.17°43'10"E. FOR 1,258.22 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;
THENCE S.02°52'12"E., ALONG SAID EAST LINE, FOR 614.25 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE S.86°01'44"W., ALONG THE SOUTH LINE OF SAID NORTH 1/2, FOR 1,365.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2;
THENCE N.01°43'28"W., ALONG THE WEST LINE OF SAID 1/4 AND THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 1,257.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2;
THENCE N.87°54'57"E., ALONG THE NORTH LINE OF SAID SOUTH 1/2, FOR 1,004.25 FEET TO THE SOUTHWEST CORNER OF THE EAST 8 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE N.00°24'36"W., ALONG THE WEST LINE OF SAID EAST 1/2, FOR 613.95 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 23;
THENCE N.88°50'51"E., ALONG SAID NORTH LINE, FOR 8.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,651,237 SQUARE FEET OR 37.91 ACRES, MORE OR LESS.

LEGEND & ABBREVIATIONS:

PC	PAGE	⟵	GUY WIRE
P.B.	PLAT BOOK	⌀	UTILITY POLE
O.R.	OFFICIAL RECORDS BOOK		
PK	SET PK NAIL, LB 6952		
FPK	FND PK NAIL AS NOTED		
PK	PARKER KALON NAIL		
FIP	FND IRON PIN, AS NOTED		
FCM	FND CONC MONUMENT, AS NOTED		
PRM	PERMENANT REFERENCE MONUMENT		
PLS	PROFESSIONAL LAND SURVEYOR		
ID	IDENTIFICATION		
RD	ROAD, ROAD		
FND	FOUND		
LB	LICENSED BUSINESS		
CONC	CONCRETE		
FKA	FORMERLY KNOW AS		
FEN	FENCE DIMENSIONAL TIE		
SIP	SET 5/8" IRON PIN, LB 6952		

SURVEYOR'S NOTATIONS:

THIS PLAT OF SURVEY WAS PREPARED AS A BOUNDARY SURVEY FOR PERMITTING AND PLATTING PURPOSES, AND IS BASED ON A LEGAL DESCRIPTION PREPARED BY THIS FIRM, THE TITLE CERTIFICATION PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 05112236 AND INFORMATION ORIGINALLY PROVIDED BY THE CLIENT.

THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION AS PREPARED FOR THIS SURVEY IS THE SAME PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION AS PROVIDED IN THE AFOREMENTIONED TITLE CERTIFICATION.

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS HAVING AN ASSUMED BEARING OF N.88°50'51"E.

THIS PLAT OF SURVEY IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS, RIGHTS OF WAY OR FREEDOM FROM ENCUMBRANCES.

SURFACE, SUBSURFACE AND AERIAL IMPROVEMENTS, UNLESS DEPICTED HEREON, HAVE NOT BEEN LOCATED.

DIMENSIONAL TIES FOR THE EXISTING IMPROVEMENTS DEPICTED HEREON ARE PERPENDICULAR TO THE APPROPRIATE PARCEL BOUNDARIES.

THIS PLAT OF SURVEY IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL BOARD, COMMISSION OR OTHER ENTITY.

THE LANDS DEPICTED HEREON ARE ALSO SUBJECT TO ANY RELEVANT EASEMENTS, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

SUBJECT PARCEL LIES IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 8), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL 125124 0225 C, EFFECTIVE DATE MARCH 15, 1984.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID INFORMATION.

THE INFORMATION DEPICTED HEREON REPRESENTS THE EXISTING CONDITIONS AS OBSERVED ON THE DATE OF LAST FIELD WORK: SEPTEMBER 26, 2005.

DISTANCES AND MEASUREMENTS, DEPICTED HEREON, ARE IN FEET AND DECIMALS THEREOF, UNLESS A DIRECT COMPARISON IS MADE ALL MEASURED BEARINGS AND DISTANCES ARE IDENTICAL TO RECORD OR PLAT VALUES.

THIS PLAT OF SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES DEPICTED HEREON, AND IS NOT TRANSFERABLE.

THIS PLAT OF SURVEY IS AN ENTITY UNTO ITSELF THE ATTACHMENT OF ANY DOCUMENTS, TESTIMONIES AND OR AFFIDAVITS AND THE ADDITION AND OR DELETION OF ANY PORTION OF THIS PLAT OF SURVEY, WITHOUT THE WRITTEN CONSENT OF THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER, IS PROHIBITED AND WILL INVALIDATE THIS SURVEY.

PREPARED FOR:
MERITAGE HOMES (FKA COLONIAL HOMES, INC.)
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
HENDERSON/FRANKLIN
LEE COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY:
RWA INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 6952

11-28-05
DENNIS A. MILLER — DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. LS 5626

COMMUNITY DEVELOPMENT

REV'S	REVISION	DRAWN	CHECKED	DATE	DESIGNED:	NAME	DATE
					DRAWN:	DMM	11/7/05
					CHECKED:	DMM	11/7/05

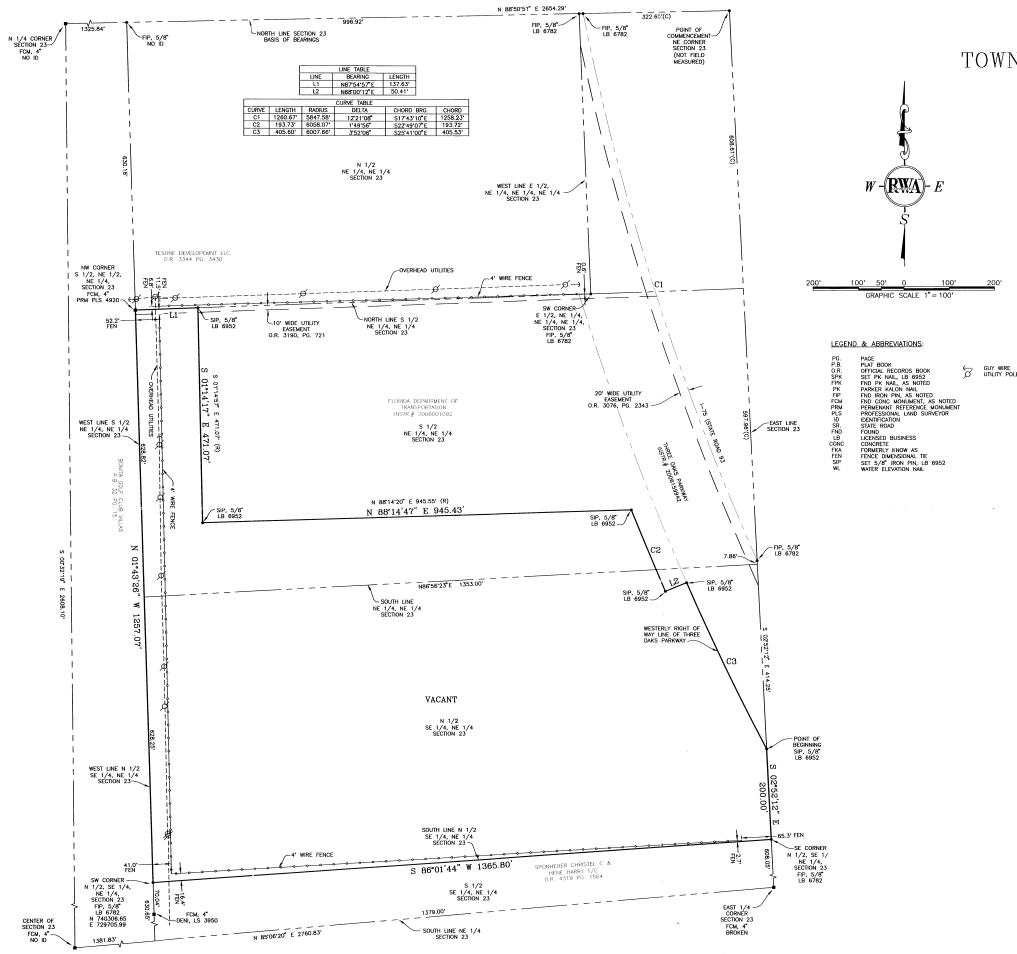
RWA CONSULTING INC. — Engineers, Surveyors & Mappers, Planners, & Project Managers
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Florida Certificate of Authorization #6952

DATE: 11/26/05
HORIZ. SCALE: 1"=100'
VERT. SCALE:
SEC. TWP. RGE. 23 47S 25E

CLIENT: MERITAGE HOMES
TITLE: BOUNDARY SURVEY
PROJECT: BONITA 30
DRWG. REFERENCE:
PROJECT NO. 05-0098.00
SHEET NUMBER 1 of 1
FILE NO. 0003 SU

DCI 2006 00113

BOUNDARY SURVEY
OF
A PORTION OF SECTION 23
TOWNSHIP 49 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA.



LEGAL DESCRIPTION:

(AS PER TITLE CERTIFICATION)

EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LESS I-75 RIGHT-OF-WAY, PLUS THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, PLUS THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

(AS PREPARED FOR THIS SURVEY)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA;
THENCE S.88°30'31"W., ALONG THE NORTH LINE OF SAID SECTION 23, FOR 322.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-75, (STATE ROAD 93), SAID POINT BEING A POINT ON A CURVE;
THENCE SOUTHERLY 1,260.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5,847.58 FEET THROUGH A CENTRAL ANGLE OF 12°21'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.17°43'10"E. FOR 1,258.23 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;
THENCE S.02°52'12"E., ALONG SAID EAST LINE, FOR 414.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE S.02°52'12"E., ALONG SAID EAST LINE, FOR 200.00 TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE S.86°01'44"W., ALONG THE SOUTH LINE OF SAID NORTH 1/2, FOR 1,365.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2;
THENCE N.01°43'26"W., ALONG THE WEST LINE OF SAID 1/4 AND THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 1,257.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2;
THENCE N.87°54'57"E., ALONG THE NORTH LINE OF SAID SOUTH 1/2, FOR 137.63 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2008030110922 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE ALONG THE WESTERLY, AND SOUTHERLY LINES OF SAID LANDS THE FOLLOWING FOUR (4) COURSES;
1) THENCE S.01°14'17"E., FOR 471.07 FEET;
2) THENCE N.88°14'47"E., FOR 945.43 FEET TO A POINT ON A CURVE;
3) THENCE SOUTHEASTERLY 193.73 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 6,056.07 FEET THROUGH A CENTRAL ANGLE OF 01°49'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.22°49'07"E., FOR 193.73;
4) THENCE N.88°00'12"E., FOR 50.41 FEET TO A POINT ON A CURVE, ON THE EASTERLY RIGHT OF WAY LINE OF THREE OAKS PARKWAY DESCRIBED IN INSTRUMENT NUMBER 2008159942 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 405.60 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 6,007.66 FEET THROUGH A CENTRAL ANGLE OF 03°52'06" AND SUBTENDED BY A CHORD WHICH BEARS S.22°43'09"E., FOR 405.52 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,026,159 SQUARE FEET OR 23.56 ACRES, MORE OR LESS.

LEGEND & ABBREVIATIONS:

PG.	PAGE		GUY WIRE
P.B.	PLAT BOOK		UTILITY POLE
O.R.	OFFICIAL RECORDS BOOK		
SPK	SET PK NAIL, LB 6952		
FPK	FND PK NAIL, AS NOTED		
PK	PARKER KALON NAIL		
FIP	FND IRON PIPE, NOTED		
FCM	FND CONC. MONUMENT, AS NOTED		
PRM	PERMENANT REFERENCE MONUMENT		
PLS	PROFESSIONAL LAND SURVEYOR		
ID	IDENTIFICATION		
SR.	STATE ROAD		
FND	FOUND		
LB	LICENSED BUSINESS		
CONC.	CONCRETE		
FKA	FORMERLY KNOW AS		
FEN	FENCE DIMENSIONAL TIE		
SIP	SET 5/8" IRON PIN, LB 6952		
WL	WATER ELEVATION NAIL		

SURVEYOR'S NOTATIONS:

THIS PLAT OF SURVEY WAS PREPARED AS A BOUNDARY SURVEY FOR PERMITTING AND PLATTING PURPOSES, AND IS BASED ON A LEGAL DESCRIPTION PREPARED BY THIS FIRM, THE TITLE CERTIFICATION PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 05112236 AND INFORMATION ORIGINALLY PROVIDED BY THE CLIENT.

THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION AS PREPARED FOR THIS SURVEY IS A PORTION OF THE PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION AS PROVIDED IN THE AFOREMENTIONED TITLE CERTIFICATION.

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS HAVING AN ASSUMED BEARING OF N.88°30'31"E.

THE COORDINATES DEPICTED HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT).

THIS PLAT OF SURVEY IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS, RIGHTS OF WAY OR FREEDOM FROM ENCUMBRANCES.

SURFACE, SUBSURFACE AND AERIAL IMPROVEMENTS, UNLESS DEPICTED HEREON, HAVE NOT BEEN LOCATED.

DIMENSIONAL TIES FOR THE EXISTING IMPROVEMENTS DEPICTED HEREON ARE PERPENDICULAR TO THE APPROPRIATE PARCEL BOUNDARIES.

THIS PLAT OF SURVEY IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL BOARD, COMMISSION OR OTHER ENTITY.

THE LANDS DEPICTED HEREON ARE ALSO SUBJECT TO ANY RELEVANT EASEMENTS, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

SUBJECT PARCEL LIES IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 8), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL 125124 0225 C, EFFECTIVE DATE MARCH 15, 1994.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT, THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID INFORMATION.

THE INFORMATION DEPICTED HEREON REPRESENTS THE EXISTING CONDITIONS AS OBSERVED ON THE DATE OF LAST FIELD WORK: DECEMBER 07, 2006.

DISTANCES AND MEASUREMENTS, DEPICTED HEREON, ARE IN FEET AND DECIMALS THEREOF, UNLESS A DIRECT COMPARISON IS MADE ALL MEASURED BEARINGS AND DISTANCES ARE IDENTICAL TO RECORD OR PLAT VALUES.

THIS PLAT OF SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES DEPICTED HEREON, AND IS NOT TRANSFERABLE.

THIS PLAT OF SURVEY IS AN ENTITY UNTO ITSELF THE ATTACHMENT OF ANY DOCUMENTS, TESTIMONIES AND OR AFFIDAVITS AND THE ADDITION AND OR DELETION OF ANY PORTION OF THIS PLAT OF SURVEY, WITHOUT THE WRITTEN CONSENT OF THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER, IS PROHIBITED AND WILL INVALIDATE THIS SURVEY.

PREPARED FOR:
MERITAGE HOMES (FKA COLONIAL HOMES, INC.)
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
HENDERSON/FRANKLIN
LEE COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY:
RWA INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 6952
12-13-06
DENNIS A. MILLER DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. LS 5626

DC! 2005-00117

REV #	REVISION	DRAWN	CHECKED	DATE

	NAME	DATE
DESIGNED:		
DRAWN:	SDL	12/14/06
CHECKED:	DAM	12/14/06

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Florida Certificate of Authorization #6952

DATE: 12/14/06
HORZ. SCALE: 1"=100'
VERT. SCALE:
SEC. TWP. RGE: 23 47S 25E

CLIENT: MERITAGE HOMES

TITLE: BOUNDARY SURVEY

PROJECT: BONITA 30

CROSS REFERENCE:

PROJECT NO.	SHEET NUMBER	FILE NO.
050098.00.00	1 OF 1	AS01 SU

BONITA 30 RPD

SECTION 23 TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
N.T.S.

CONTENTS

SHEET 1 COVER SHEET
SHEET 2 GENERAL NOTES
SHEET 3 MASTER CONCEPT PLAN

PREPARED FOR:

COLONIAL HOMES, Inc

12631 WESTLINKS DRIVE UNIT #7
FORT MYERS, FL 33913

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RWA INC.
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BONITA 30 RPD
GENERAL NOTES

SCHEDULE OF DEVIATIONS

DEVIATION # 1:
DEVIATION FROM LDC SECTION 3-329(C)(4) WHICH REQUIRES COMPENSATING SLOPE ON EXCAVATION BANKS; TO ALLOW UP TO 20 PERCENT OF THE BANKS TO UTILIZE VERTICAL BULKHEADS.

DEVIATION # 2:
DEVIATION FROM LDC SECTION 3-291(C) WHICH REQUIRES THAT RESIDENTIAL DEVELOPMENT OF MORE THAN FIVE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS; TO ALLOW THE RPD TO HAVE ONE FULL MEANS OF INGRESS AND EGRESS AND ONE EMERGENCY ACCESS.

DEVIATION # 3:
DEVIATION FROM LDC SECTION 34-1743(B)(1), WHICH LIMITS RESIDENTIAL PROJECT WALLS TO A MAXIMUM HEIGHT OF EIGHT (8) FEET, TO PERMIT A MAXIMUM VERTICAL WALL HEIGHT OF EIGHT (8) FEET; HOWEVER, THE WALL MAY BE CONSTRUCTED ATOP A PERIMETER PROJECT BERM, ALSO SUBJECT TO COMPLIANCE WITH SIGHT LINE LANDSCAPING AND WATER MANAGEMENT CONDITIONS OF SECTION 34-1743

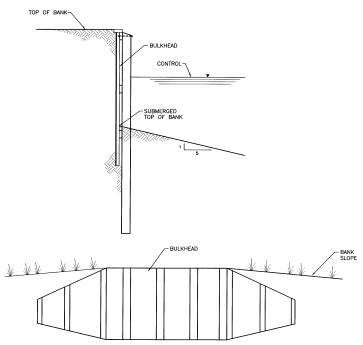
DEVIATION # 4:
DEVIATION FROM LDS SECTION 3-328, WHICH REQUIRES A TWENTY-FOOT (20') WIDE LAKE MAINTENANCE EASEMENT, TO PERMIT A 0' WIDE EASEMENT AS INDICATED ON THE MCP.

DEVIATION # 5:
DEVIATION FROM LDC SECTION 34-2194(C)(3)B, WHICH REQUIRES A TEN-FOOT (10') SETBACK FROM NON SEA-WALLED ARTIFICIAL WATER BODIES, TO ALLOW A ZERO-FOOT (0') SETBACK FOR ACCESSORY STRUCTURES SUCH AS A VIEWING PLATFORM AT THE LAKE CONTROL ELEVATION.

DEVIATION # 6:
DEVIATION FROM LDC SECTION 3-416(D)(6), WHICH REQUIRES A SOLID WALL OR COMBINATION BERM AND SOLID WALL NOT LESS THAN EIGHT FEET IN HEIGHT TO BE CONSTRUCTED NOT LESS THAN 25 FEET FROM THE ABUTTING PROPERTY AND LANDSCAPED (BETWEEN THE WALL AND THE ABUTTING PROPERTY) WITH A MINIMUM OF FIVE TREES AND 18 SHRUBS PER 100 LINEAR FEET, IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL SUBDIVISION OR RESIDENTIAL LOTS; TO REPLACE THIS BUFFER REQUIREMENT WITH A NINETY-FOOT (90') MINIMUM INDIGENOUS VEGETATION PRESERVE TO ACT AS BUFFER TO THE ADJACENT RESIDENTIAL USES.

GENERAL NOTES:

1. THE MASTER CONCEPT PLAN DEPICTS THE PROJECTS GENERAL CONFIGURATION FOR CONCEPTUAL ZONING REVIEW AND APPROVAL. THE FINAL RESIDENTIAL, RECREATIONAL AND TOWN CENTER USES, ALONG WITH THE PROJECT'S OPEN SPACE, SURFACE WATER MANAGEMENT SYSTEMS AND OTHER FUNCTIONAL ELEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.
2. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 34, DIVISION 26.
3. LEE TRAN HAS NO PLANS FOR TRANSIT SERVICE IN THE VICINITY OF THESE SITES.
4. LEE TRAN BUS ROUTE SERVES BONITA SPRINGS AS DAL-A-RIDE SERVICE ONLY AND DOES NOT HAVE A DEDICATED STOP. SHOULD REGULAR SERVICE BE EXTENDED TO AREA, A TRANSIT STOP COULD BE PROVIDED.
5. PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT ORDER, THE APPLICANT MUST PROVIDE EVIDENCE THAT THE PROPERTY HAS ACCESS TO CENTRAL WATER AND SEWER, OR THAT THE EXTENSION OF CENTRAL WATER AND SEWER WILL COINCIDE WITH THE DEVELOPMENT OF THE PROPERTY.
6. THIS PROJECT WILL MEET THE DEVELOPMENT STANDARDS AND DEFINITIONS OF CHAPTER 3 OF THE CITY OF BONITA SPRINGS LDC, UNLESS DEVIATIONS FROM THESE REGULATIONS HAVE BEEN APPROVED IN THE RPD.
7. MINOR ADMINISTRATIVE MODIFICATIONS MAY BE MADE AT THE TIME OF DEVELOPMENT ORDER APPROVAL.



DEVIATION #1

DEVELOPMENT REGULATIONS

	MULTI FAMILY	AMENITY CENTER
MINIMUM LOT WIDTH:	N/A	100 FEET
MINIMUM LOT DEPTH:	N/A	100 FEET
MINIMUM LOT AREA:	N/A	10,000 S.F.
MAXIMUM BUILDING HEIGHT:	6 STORIES OR 65'	3 STORIES OR 50'[1]
MAXIMUM LOT COVERAGE:	60 PERCENT	50 PERCENT
MINIMUM SETBACKS:		
PUBLIC STREET:	20 FEET[3]	25 FEET[3]
PRIVATE STREET:	15 FEET[3]	10 FEET[3]
SIDE YARD:	10 FEET	10 FEET
REAR YARD:	10 FEET[4]	10 FEET
WATER BODY:	20 FEET	0/20 FEET[5]
MINIMUM BUILDING SEPARATION:	20 FEET	20 FEET
MINIMUM FLOOR AREA:	750 S.F.	700 S.F.[6]

1. EXCEPT CLOCK TOWERS OR SIMILAR ARCHITECTURAL FEATURES MAY BE PERMITTED UP TO 75'
2. SET BACK IS MEASURED FROM EDGE OF PAVEMENT OF PRIVATE INTERNAL ROADS
3. ACCESSORY STRUCTURE SETBACK MAY BE REDUCED TO ZERO FEET FOR SIDE AND REAR YARDS IN AREAS WITH A DEVIATION TRIANGLE
4. SETBACK FROM A LAKE FOR ALL PRINCIPAL AND ACCESSORY USES MAY BE ZERO FEET (0') PROVIDED ARCHITECTURAL BANK TREATMENT IS PROVIDED
5. SEVEN HUNDRED (700') GROSS SQUARE FEET FLOOR AREA ON THE GROUND FLOOR.

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

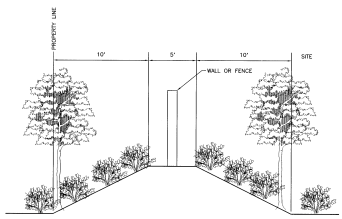
COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S.88°50'51"W., ALONG THE NORTH LINE OF SAID SECTION 23, FOR 322.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-75, (STATE ROAD 93), SAID POINT BEING A POINT ON A CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND POINT OF CURVATURE;

THENCE SOUTHERLY 1,260.66 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5,847.58 FEET THROUGH A CENTRAL ANGLE OF 12°21'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.17°43'10"E. FOR 1,258.22 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;
THENCE S.02°52'13"E., ALONG SAID EAST LINE, FOR 614.25 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE S.88°01'44"W., ALONG THE SOUTH LINE OF SAID NORTH 1/2, FOR 1,365.80 FEET TO THE SOUTH-WEST CORNER OF SAID NORTH 1/2;
THENCE N.01°47'26"W., ALONG THE WEST LINE OF SAID 1/4 AND THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 1,257.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2;
THENCE N.87°54'57"E., ALONG THE NORTH LINE OF SAID SOUTH 1/2, FOR 1,004.25 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE N.00°24'36"W., ALONG THE WEST LINE OF SAID EAST 1/2, FOR 613.95 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 23;
THENCE N.88°50'51"E., ALONG SAID NORTH LINE, FOR 8.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,651,237 SQUARE FEET OR 37.91 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS HAVING AN ASSUMED BEARING OF N.88°50'51"E



DEVIATION #3



DEVIATION #4

SCHEDULE OF USES

BONITA 30 RPD
[34-373(A)(6)A.3. OR B.3 AND 34-373(A)(7)]

RPD

MULTI-FAMILY RESIDENTIAL TRACTS

ACCESSORY USES AND STRUCTURES INCLUDING OBSERVATION PLATFORMS/GAZEBOS
ADMINISTRATIVE OFFICES, INCLUDING PROJECT REAL ESTATE SALES OFFICE
CLUB, COUNTRY
PRIVATE
CONSUMPTION ON PREMISES
FOOD AND BEVERAGE SERVICE LIMITED
HEALTH CLUB OR SPA – LIMITED TO USE OF A CLUB
DWELLING UNITS:
SINGLE-FAMILY RESIDENCE
ZERO LOT LINE
TWO-FAMILY ATTACHED
MULTIPLE-FAMILY BUILDING
ENTRANCE GATE AND GATEHOUSE, IN COMPLIANCE WITH LDC SECTION 34-1748
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION – FOR DEVELOPMENT LAKES, WATER RETENTION AND DETENTION
FENCES, WALLS
HOME OCCUPATION
MODELS:
MODEL HOME
MODEL UNIT
PARKING LOT, ACCESSORY
REAL ESTATE SALES OFFICE
RECREATIONAL FACILITIES:
PERSONAL
PRIVATE ON-SITE
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY USES (LDC SECTION 34-3041), INCLUDING A TEMPORARY PROJECT SALES OFFICE

AMENITY CENTER TRACT

ACCESSORY USES AND STRUCTURES: NOTE (1), 34-1171 ET SEQ., 34-2441 ET SEQ., 34-1863, 34-2141 ET SEQ., 34-3106
ADMINISTRATIVE OFFICES: NOTE (1)
CLEANING AND MAINTENANCE SERVICES (34-622(C)(7))
CLUB, COUNTRY
PRIVATE (34-2111 ET SEQ.)
CONSUMPTION ON PREMISES (34-1261 ET SEQ.) – LIMITED TO USE OF A CLUB
ESSENTIAL SERVICES (NOTE 1, 34-1611, 34-1741)
ESSENTIAL SERVICE FACILITIES (34-622(C)(1)(3): GROUP I (NOTE 1, 34-1811, 34-1741, 34-2141)
FENCES, WALLS (NOTE 1, 34-1741)
FOOD AND BEVERAGE SERVICE, LIMITED (NOTE 1) – LIMITED TO USE OF A CLUB
HEALTH CLUB OR SPA – LIMITED TO USE OF A CLUB
PARKING LOT: ACCESSORY
PERSONAL SERVICES (34-622(C)(33)): GROUP I (34-3021) – LIMITED TO ATM, BARBER SHOP, BEAUTY SHOP, CLOTHING ALTERATIONS AND REPAIR INCLUDING DRESS MAKERS, SEAMSTRESS, AND TAILORS.
GROUP II – LIMITED BEAUTY SPAS, HEALTH CLUBS OR SPAS, AND MASSAGE ESTABLISHMENTS
REAL ESTATE SALES OFFICE (NOTE 23, 34-1951, 34-3021)
RECREATION FACILITIES:
PERSONAL (NOTE 1)
PRIVATE – ON-SITE (NOTE 1)
RENTAL OR LEASING ESTABLISHMENT (34-622(C)(39)): GROUP II (34-1201 ET SEQ., 34-1352, 34-3001 ET SEQ.) – LIMITED TO MOVIES, VIDEO TAPES, AND SIMILAR HOME ENTERTAINMENT
RESTAURANTS (34-622(C)(43)): GROUPS I, II, AND III – LIMITED TO RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS
SIGNS IN ACCORDANCE WITH LAND DEVELOPMENT CODE
TEMPORARY USES (NOTE 1, 34-3041 ET SEQ.) – LIMITED TO TEMPORARY SALES OFFICE, AND CONSTRUCTION TRAILER AND STAGING AREA

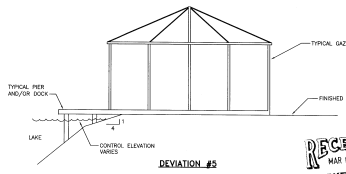
OPEN SPACE CALCULATION TABLE

	Required (Acres)	Provided (Acres)	Percentage
Open Space (23.56 x 0.4)	9.42	14.23	100.00
Preserve		7.63	49.34
Lake (25% of required open space)		2.33	16.71
Drainage Easement		1.13	7.93
Buffers and Other Open Space		3.73	27.02

INDIGENOUS VEGETATION TABLE

	Required (Acres)	Provided (Acres)
Indigenous Vegetation (23.56 x 0.2)	4.71	7.03 *

* Preserve will be comprised of existing indigenous vegetation and replanted indigenous vegetation



DEVIATION #5

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PWA INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
CONSULTING
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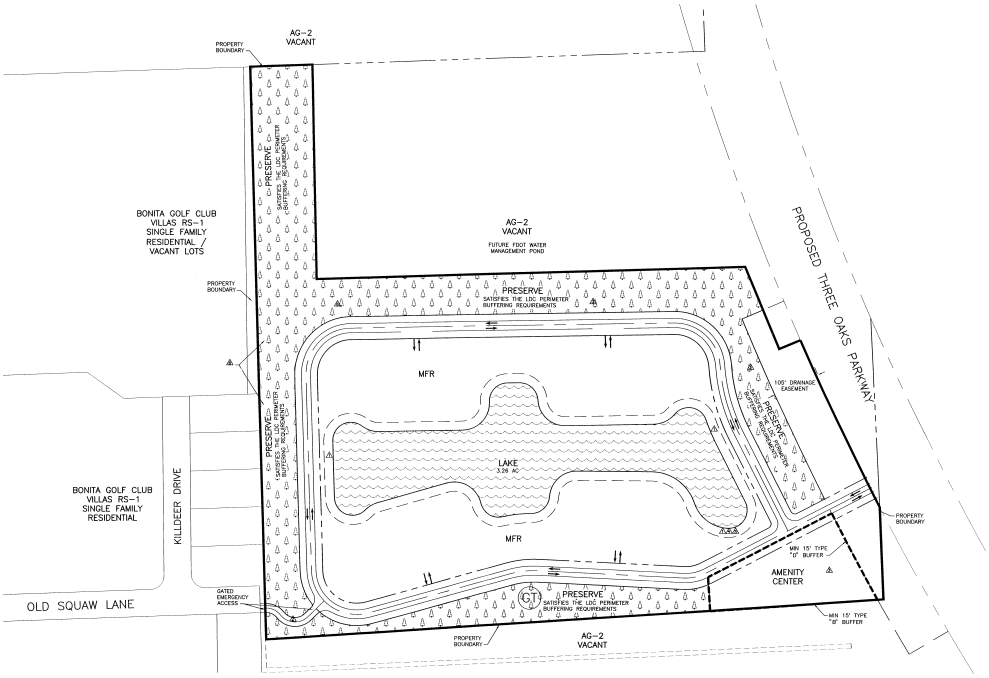
PROJECT: BONITA 30 RPD
CLIENT: COLONIAL HOMES INC.
TITLE: GENERAL NOTES

SEC	TWP	RGE
23	47S	25E

SCALE: N/A
DRAWN: S.D.L.
CHECKED: P.V.

DATE: MARCH 2007
PROJECT NO: 05068.00.00
FILE NO: 2005RZ00012
SHEET NUMBER: 2 OF 3

BONITA 30 RPD
MASTER CONCEPT PLAN



SITE SUMMARY TABLE		
	Acreage	Percentage
MFR	3.68	15.86
Drainage Easement	1.13	4.74
Amenity Center	1.07	4.61
ROW	3.64	15.68
Preserve	7.03	29.91
Lake	3.26	14.05
Other open space	3.75	16.15
Total Project Acreage	**23.56**	**100.00**

LEGEND

- **MFR** MULTIPLE FAMILY RESIDENTIAL
- (2) DEVIATION NUMBER
- (GT) GOPHER TORTOISE BURROW

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DCI2005-00113

March 8, 2007 9:29 AM Q:\2005\050098.00\DWG Bonita 30\BONITA RPD Rezone Application\LACP Files\revisions #2\SSKR0030P03.dwg

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PROJECT: *BONITA 30 RPD*

CLIENT: *COLONIAL HOMES INC.*

TITLE: *MASTER CONCEPT PLAN*

SEC	TWP	RGE
22	47S	25E

SCALE: 1" = 100'
DES. BY: S.D.L.
CHECKED: P.V.

DATE: MARCH, 2007
PROJECT NO.: 050098.00
FILE: 50SSKR0030P03
SHEET NUMBER: 3 OF 3

BONITA 30 RPD

SECTION 23 TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
N.T.S.

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SHEET 1 COVER SHEET
SHEET 2 GENERAL NOTES
SHEET 3 MASTER CONCEPT PLAN

PREPARED FOR:

COLONIAL HOMES, Inc

12631 WESTLINKS DRIVE UNIT #7
FORT MYERS, FL 33913

DCI 2005-00113

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BONITA 30 RPD
GENERAL NOTES

SCHEDULE OF DEVIATIONS

DEVIATION # 1:
DEVIATION FROM LDC SECTION 3-329(D)(4) WHICH REQUIRES COMPENSATING SLOPE ON EXCAVATION BANKS; TO ALLOW UP TO 20 PERCENT OF THE BANKS TO UTILIZE VERTICAL BULKHEADS.

DEVIATION # 2:
DEVIATION FROM LDC SECTION 3-291(C) WHICH REQUIRES THAT RESIDENTIAL DEVELOPMENT OF MORE THAN FIVE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS, TO ALLOW THE RPD TO HAVE ONE FULL MEANS OF INGRESS AND EGRESS AND EGRESS POINT TO THE PROPERTY.

DEVIATION # 3:
DEVIATION FROM LDC SECTION 34-1743(B)(1), WHICH LIMITS RESIDENTIAL PROJECT WALLS TO A MAXIMUM HEIGHT OF EIGHT (8) FEET, TO PERMIT A MAXIMUM VERTICAL WALL HEIGHT OF EIGHT (8) FEET; HOWEVER, THE WALL MAY BE CONSTRUCTED ATOP A PERIMETER PROJECT BERM, ALSO SUBJECT TO COMPLIANCE WITH SIGHT LINE LANDSCAPING AND WATER MANAGEMENT CONDITIONS OF SECTION 34-1743.

DEVIATION # 4:
DEVIATION FROM LDS SECTION 3-328, WHICH REQUIRES A TWENTY-FOOT (20') WIDE LAKE MAINTENANCE EASEMENT, TO PERMIT A 0' WIDE EASEMENT AS INDICATED ON THE MCP.

DEVIATION # 5:
DEVIATION FROM LDC SECTION 34-2194(C)(3)B, WHICH REQUIRES A TEN-FOOT (10') SETBACK FROM NON SEA-WALLED ARTIFICIAL WATER BODIES, TO ALLOW A ZERO-FOOT (0') SETBACK FOR ACCESSORY STRUCTURES SUCH AS A VIEWING PLATFORM AT THE LAKE CONTROL ELEVATION.

DEVIATION # 6:
DEVIATION FROM LDC SECTION 3-418(D)(6), WHICH REQUIRES A SOLID WALL OR COMBINATION BERM AND SOLID WALL NOT LESS THAN EIGHT FEET IN HEIGHT TO BE CONSTRUCTED NOT LESS THAN 25 FEET FROM THE ABUTING PROPERTY AND LANDSCAPED (BETWEEN THE WALL AND THE ABUTTING PROPERTY) WITH A MINIMUM OF FIVE TREES AND 18 SHRUBS PER 100 LINEAR FEET OF WALL, WHERE NO PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL SUBDIVISION OR RESIDENTIAL LOTS; TO REPLACE THIS BUFFER REQUIREMENT WITH A NINETY-FOOT (90') MINIMUM INDIGENOUS VEGETATION PRESERVE TO ACT AS BUFFER TO THE ADJACENT RESIDENTIAL USES.

GENERAL NOTES:

1. THE MASTER CONCEPT PLAN DEPICTS THE PROJECTS GENERAL CONFIGURATION FOR CONCEPTUAL ZONING REVIEW AND APPROVAL. THE FINAL RESIDENTIAL AND AMENITY CENTER USES, ALONG WITH THE PROJECT'S OPEN SPACE, SURFACE WATER MANAGEMENT SYSTEMS AND OTHER FUNCTIONAL ELEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.
2. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 34, DIVISION 26.
3. THE SUBJECT PROPERTY DOES NOT CONTAIN ANY HISTORICAL OR ARCHAEOLOGICAL SITES.
4. LEE TRAN BUS ROUTE SERVICE HAS NOT BEEN EXTENDED TO THIS AREA. BUS HUT HAVE A DEDICATED LOCATION ON BUS ROUTE SHOULD BUS BE EXTENDED TO THE AREA. A TRANSIT STOP COULD BE PROVIDED.
5. PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT ORDER, THE APPLICANT MUST PROVIDE EVIDENCE THAT THE PROPERTY HAD ACCESS TO CENTRAL WATER AND SEWER, OR THAT THE EXTENSION OF CENTRAL WATER AND SEWER WILL COINCIDE WITH THE DEVELOPMENT OF THE PROPERTY.
6. THIS PROJECT WILL MEET THE DEVELOPMENT STANDARDS AND DEFINITIONS OF CHAPTER 3 OF THE CITY OF BONITA SPRINGS LDC, UNLESS DEVIATIONS FROM THESE REGULATIONS HAVE BEEN APPROVED IN THE RPD.
7. MINOR ADMINISTRATIVE MODIFICATIONS MAY BE MADE AT THE TIME OF THE DEVELOPMENT ORDER APPROVAL.
8. R.O.W. DEPICTED ON THE MCP IS CONCEPTUAL IN NATURE AND MAY BE EXCLUDED AND REPLACED WITH INTERNAL DRIVES IS SO DESIRED.

DEVELOPMENT REGULATIONS

	MULTI FAMILY	AMENITY CENTER
MINIMUM LOT WIDTH:	N/A	100 FEET
MINIMUM LOT DEPTH:	N/A	100 FEET
MINIMUM LOT AREA:	N/A	10,000 S.F.
MAXIMUM BUILDING HEIGHT:	5 STORIES OR 60' [5]	3 STORIES OR 50' [1]
MAXIMUM LOT COVERAGE:	60 PERCENT	50 PERCENT
MINIMUM SETBACKS:		
PUBLIC STREET:	25 FEET [2]	25 FEET [2]
PRIVATE STREET:	15 FEET [2]	15 FEET [2]
SIDE YARD:	10 FEET [3]	10 FEET
REAR YARD:	10 FEET [3]	10 FEET [3]
WATER BODY:	20 FEET	0/20 FEET [3]
MINIMUM BUILDING SEPARATION:	20 FEET	20 FEET
MINIMUM FLOOR AREA:	750 S.F.	700 S.F. [4]

1. EXCEPT CLOCK TOWERS OR SIMILAR ARCHITECTURAL FEATURES MAY BE PERMITTED UP TO 75' FEET.
2. ACCESSORY STRUCTURE SETBACK MAY BE REDUCED TO ZERO FEET FOR SIDE AND REAR YARDS IN AREAS WITH A DEVIATION TRIANGLE.
3. SETBACK FROM A LAKE FOR ALL STRUCTURAL AND ACCESSORY USES MAY BE ZERO FEET (0') PROVIDED ARCHITECTURAL BANK TREATMENT IS PROVIDED
4. SEVEN HUNDRED (700') GROSS SQUARE FEET FLOOR AREA ON THE GROUND FLOOR.
5. WITHIN 150' FEET OF THE WESTERN PROPERTY BOUNDARY (LINE A-A ON THE MCP) AND NORTHERN PROPERTY BOUNDARY (LINE B-B ON THE MCP) NO STRUCTURE OR PART THEREOF SHALL EXCEED 3 STORIES OR 45' FEET IN HEIGHT, WHICH EVER IS LOWER; THE HEIGHT LIMITATION FOR THE REMAINDER OF OF THE PROJECT SHALL BE 5 STORIES OR 60' FEET, WHICHEVER IS LOWER.

LEGAL DESCRIPTION

(AS PER TITLE CERTIFICATION)

EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LESS I-75 RIGHT-OF-WAY, PLUS THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST &, PLUS THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

(AS PREPARED FOR THIS SURVEY)

A TRACT OR PARCEL OF LAND, SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA;
THENCE S.88°50'51"W., ALONG THE NORTH LINE OF SAID SECTION 23, FOR 332.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-75, (STATE ROAD 93), SAID POINT BEING A POINT ON A CURVE;
THENCE SOUTHERLY, 1,260.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5,847.58 FEET THROUGH A CENTIAL ANGLE OF 12°21'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.17°43'10"E. FOR 1,258.23 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;
THENCE S.02°52'12"E., ALONG SAID EAST LINE, FOR 414.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE S.02°52'12"E., ALONG SAID EAST LINE, FOR 200.00 TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE S.88°01'44"W., ALONG THE SOUTH LINE OF SAID NORTH 1/2, FOR 1,365.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2;
THENCE N.01°43'26"W., ALONG THE WEST LINE OF SAID 1/4 AND THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 1,257.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2;
THENCE N.87°54'57"E., ALONG THE NORTH LINE OF SAID SOUTH 1/2, FOR 137.63 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2006000109222 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE ALONG THE WESTERLY, AND SOUTHERLY LINES OF SAID LANDS THE FOLLOWING FOUR (4) COURSES;
1) THENCE S.01°14'17"E., FOR 471.07 FEET;
2) THENCE N.88°14'47"E., FOR 845.43 FEET TO A POINT ON A CURVE;
3) THENCE SOUTHEASTERLY 193.73 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 6,058.07 FEET THROUGH A CENTRAL ANGLE OF 01°49'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.22°49'07"E., FOR 193.73;
4) THENCE N.68°02'12"E., FOR 50.41 FEET TO A POINT ON A CURVE, ON THE EASTERLY RIGHT OF WAY LINE OF THREE OAKS PARKWAY DESCRIBED IN INSTRUMENT NUMBER 2006159942 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE SOUTH-EASTERLY ALONG SAID RIGHT OF WAY LINE FOR 405.60 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 6,007.68 FEET THROUGH A CENTRAL ANGLE OF 03°52'06" AND SUBTENDED BY A CHORD WHICH BEARS S.25°41'50"E., FOR 405.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,026,159 SQUARE FEET OR 23.56 ACRES, MORE OR LESS.

SCHEDULE OF USES

BONITA 30 RPD
[34-373(A)(6)A.3. OR B.3 AND 34-373(A)(7)]

RPD

MULTI-FAMILY RESIDENTIAL TRACTS

ACCESSORY USES AND STRUCTURES INCLUDING OBSERVATION PLATFORMS/GAZEBOS
DWELLING UNITS: TOWNHOUSE
TWO-FAMILY ATTACHED
MULTIPLE-FAMILY BUILDING
ENTRANCE GATE AND GATEHOUSE, IN COMPLIANCE WITH LDC SECTION 34-1748
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I:
EXCAVATION – FOR DEVELOPMENT LAKES, WATER RETENTION AND DETENTION
FENCES, WALLS
HOME OCCUPATION
MODELS: MODEL HOME
MODEL UNIT
PARKING LOT: ACCESSORY
RECREATIONAL FACILITIES: PERSONAL & PRIVATE ON-SITE
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY USES (NOTE 1, 34-3041 ET SEQ.) – LIMITED TO TEMPORARY SALES OFFICE, AND CONSTRUCTION TRAILER AND STAGING AREA

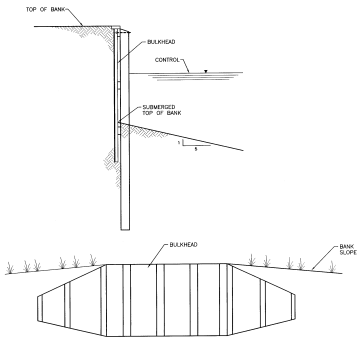
AMENITY CENTER TRACT

ACCESSORY USES AND STRUCTURES: NOTE (1), 34-1171 ET SEQ., 34-2441 ET SEQ., 34-1853, 34-2141 ET SEQ., 34-3106
ADMINISTRATIVE OFFICES: NOTE (1)
CLEANING AND MAINTENANCE SERVICES (34-622(C)(7))
CLUBHOUSE, PRIVATE (NOTE 1)
CONSUMPTION ON PREMISES (34-1224 ET SEQ.) – LIMITED TO CLUB HOUSE
ESSENTIAL SERVICES (NOTE 1, 34-1611, 34-1741)
ESSENTIAL SERVICE FACILITIES (34-622(C)(13)): GROUP I (NOTE 1, 34-1611, 34-1741, 34-2141)
FENCES, WALLS (NOTE 1, 34-1741)
FOOD AND BEVERAGE SERVICE, LIMITED (NOTE 1) – LIMITED TO CLUB HOUSE
HEALTH CLUB OR SPA – LIMITED TO CLUB HOUSE
PARKING LOT: ACCESSORY
REAL ESTATE SALES OFFICE (NOTE 23, 34-1951, 34-3021) – TEMPORARY ONLY
RECREATION FACILITIES: PERSONAL (NOTE 1) & PRIVATE – ON-SITE (NOTE 1)
SIGNS IN ACCORDANCE WITH LAND DEVELOPMENT CODE
TEMPORARY USES (NOTE 1, 34-3041 ET SEQ.) – LIMITED TO TEMPORARY SALES OFFICE, AND CONSTRUCTION TRAILER AND STAGING AREA.

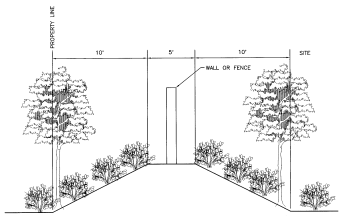
OPEN SPACE CALCULATION TABLE			
	Required (Acres)	Provided (Acres)	Percentage
Open Space (23.56 x 0.4)	9.42	14.16	100.00
Preserve		7.03	48.34
Lake (25% of required open space)		2.32	16.71
Drainage Easement		1.06	7.53
Buffers and Other Open Space		3.75	27.02

INDIGENOUS VEGETATION TABLE		
	Required (Acres)	Provided (Acres)
Indigenous Vegetation (23.56 x 0.2)	4.71	7.03 *

* Preserve will be comprised of existing indigenous vegetation and replanted indigenous vegetation



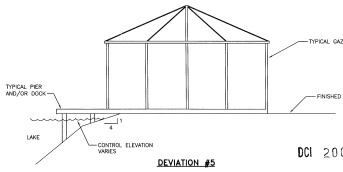
DEVIATION #1



DEVIATION #3



DEVIATION #4



DEVIATION #5

DCI 2005-00113

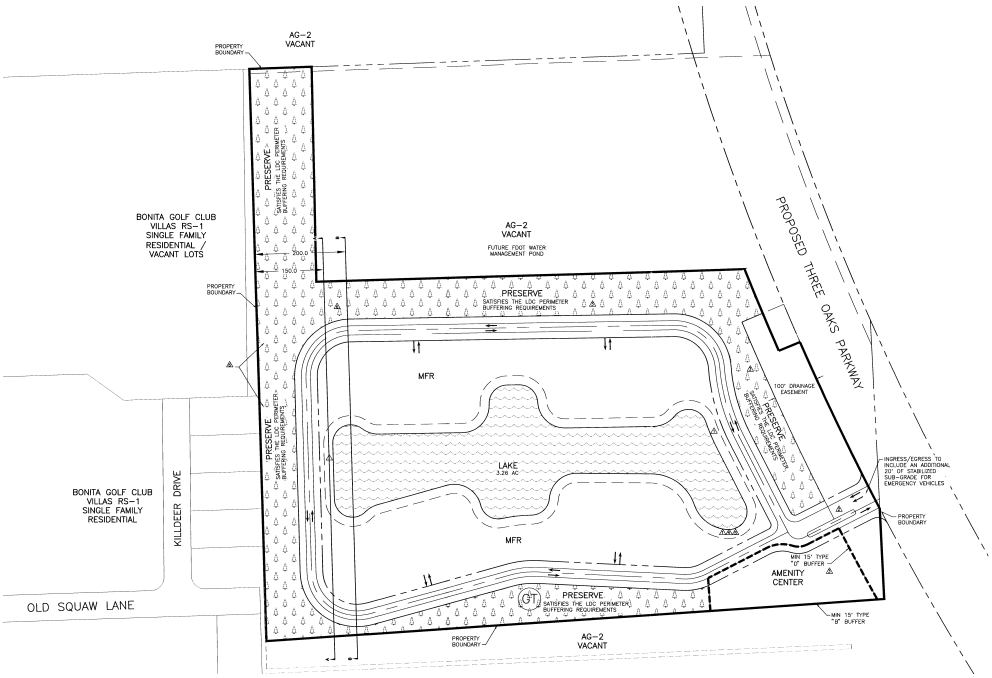
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PROJECT: BONITA 30 RPD
CLIENT: COLONIAL HOMES INC.
TITLE: GENERAL NOTES

SEC 23 | TWP 47S | RGE 25E
SCALE: N/A
DRAWN: S.D.L.
CHECKED: P.Y.

DATE: MARCH, 2007
PROJECT NO: 020005E.00.00
FILE NO: 020005E00.00PD2
SHEET NO: 2 OF 3

BONITA 30 RPD
MASTER CONCEPT PLAN



SITE SUMMARY TABLE		
	Acreage	Percentage
MFR	3.68	15.90
Drainage Easement	1.06	4.74
Amenity Center	0.98	4.61
ROW	3.82	15.68
Preserve	7.03	28.91
Lake	3.26	14.05
Other open space	3.75	16.15
Total Project Acreage	**23.56**	**100.00**

LEGEND

MFR	MULTIPLE FAMILY RESIDENTIAL
2	DEVIATION NUMBER
GT	GOPHER TORTOISE BURROW

DCI 2005-00113

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PROJECT: *BONITA 30 RPD*

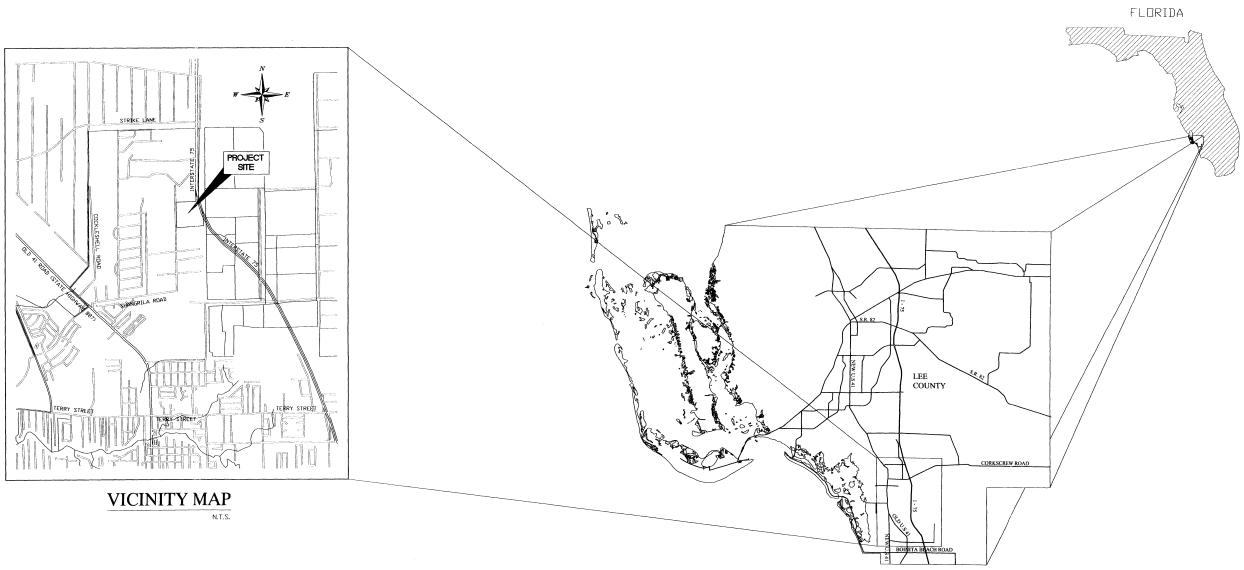
CLIENT: *COLONIAL HOMES INC.*

TITLE: *MASTER CONCEPT PLAN*

SEC. TWP. RGE.	23 47S 25E
SCALE:	1" = 100'
DRAWN:	S.D.L.
CHECKED:	P.V.
DATE:	MARCH, 2007
PROJECT NO.	05098.00.00
FILE NO.	05098DEVSP03
SHEET NUMBER	3 OF 3

BONITA 30 RPD

SECTION 23 TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
N.T.S.

CONTENTS

SHEET 1 COVER SHEET
SHEET 2 GENERAL NOTES
SHEET 3 CONCEPTUAL MASTER PLAN

PREPARED FOR:

COLONIAL HOMES, Inc

12631 WESTLINKS DRIVE UNIT #7
FORT MYERS, FL 33913

DEC 07 2005
COMMUNITY DEVELOPMENT

DCI 2005-00113

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BONITA 30 RPD
GENERAL NOTES

SCHEDULE OF DEVIATIONS

DEVIATION # 1:
A REQUEST TO DEVIATE FROM LDC SECTION 3-296, TABLE 1, F.3, WHICH REQUIRES 1 & 1/2 IN. ASPHALT FOOT S-3 CONCRETE TO ALLOW FOR CEMENT CONCRETE PAVERS OR SIMILAR DECORATIVE PAVING MATERIALS FOR SELECTED LOCAL STREET AREAS, IF SO DESIRED.

DEVIATION # 2:
DEVIATION FROM LDC SECTION 3-320(E)(4) WHICH REQUIRES COMPENSATING SLOPE ON EXCAVATION BANKS, TO ALLOW UP TO 20 PERCENT OF THE BANKS TO UTILIZE VERTICAL BULKHEADS.

DEVIATION # 3:
DEVIATION FROM LDC SECTION 3-291(C) WHICH REQUIRES THAT RESIDENTIAL DEVELOPMENT OF MORE THAN FIVE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS, TO ALLOW THE RPD TO HAVE ONE FULL MEANS OF INGRESS AND EGRESS AND ONE EMERGENCY ACCESS.

DEVIATION # 4:
DEVIATION FROM LDC SECTION 34-1743(b)(1), WHICH LIMITS RESIDENTIAL PROJECT WALLS TO A MAXIMUM HEIGHT OF EIGHT (8) FEET; HOWEVER, THE WALL MAY BE CONSTRUCTED ATOP A PERIMETER PROJECT BERM, ALSO SUBJECT TO COMPLIANCE WITH SIGHT LINE LANDSCAPING AND WATER MANAGEMENT CONDITIONS OF SECTION 34-1743

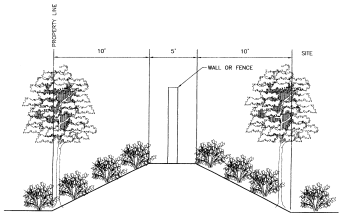
DEVIATION # 5:
DEVIATION FROM LDS SECTION 3-328, WHICH REQUIRES A TWENTY-FOOT (20') WIDE LAKE MAINTENANCE EASEMENT, TO PERMIT A 0' WIDE EASEMENT AS INDICATED ON THE MDP.

DEVIATION # 6:
DEVIATION FROM LDC SECTION 34-2194(C)(3)B, WHICH REQUIRES A TEN-FOOT (10') SETBACK FROM NON-SEAWALLED ARTIFICIAL WATER BODIES, TO ALLOW A ZERO-FOOT (0') SETBACK FOR RECREATIONAL/AMENITY STRUCTURES AT THE LAKE CONTROL ELEVATION.

DEVIATION # 7:
DEVIATION FROM LDC SECTIONS 34-2015(2)D AND 10-8(2) WHICH REQUIRE THAT PARKING LOTS BE DESIGNED TO ALLOW VEHICLES EXITING THE PARKING LOT TO ENTER THE STREET RIGHT-OF-WAY IN A FORWARD MOTION, TO ALLOW VEHICLES WITHIN THE ACTIVITY CENTER AND MULTIFAMILY TRACTS TO BACK INTO A PRIVATE RIGHT-OF-WAY OR EASEMENT.

GENERAL NOTES:

1. THE MASTER CONCEPT PLAN DEPICTS THE PROJECTS GENERAL CONFIGURATION FOR CONCEPTUAL ZONING REVIEW AND APPROVAL. THE FINAL RESIDENTIAL, RECREATIONAL AND TOWN CENTER USES, ALONG WITH THE PROJECT'S OPEN SPACE, SURFACE WATER MANAGEMENT SYSTEMS AND OTHER FUNCTIONAL ELEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.
2. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 34, DIVISION 26.
3. THE RPD WILL BE DEVELOPED WITH VERTICAL OR ARCHITECTURAL LODGE SITES.
4. LEE COUNTY BUS ROUTE SERVES BONITA SPRINGS AT DANIELS PARKWAY AND I-75 AND DOES NOT HAVE A DEDICATED STOP. SHOULD REGULAR SERVICE BE EXTENDED TO AREA, A TRANSIT STOP COULD BE PROVIDED.
5. PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT ORDER, THE APPLICANT MUST PROVIDE EVIDENCE THAT THE PROPERTY HAS ACCESS TO CENTRAL WATER AND SEWER, OR THAT THE EXTENSION OF CENTRAL WATER AND SEWER WILL COINCIDE WITH THE DEVELOPMENT OF THE PROPERTY.
6. THIS PROJECT WILL MEET THE DEVELOPMENT STANDARDS AND DEFINITIONS OF CHAPTER 3 OF THE CITY OF BONITA SPRINGS LDC, UNLESS DEVIATIONS FROM THESE REGULATIONS HAVE BEEN APPROVED IN THE RPD.
7. MINOR ADMINISTRATIVE MODIFICATIONS MAY BE MADE AT THE TIME OF DEVELOPMENT ORDER APPROVAL.



DEVIATION #4

DEVELOPMENT REGULATIONS

	MULTI FAMILY	AMENITY CENTER
MINIMUM LOT WIDTH:	N/A	100 FEET
MINIMUM LOT DEPTH:	N/A	100 FEET
MINIMUM LOT AREA:	N/A	10,000 S.F.
MAXIMUM BUILDING HEIGHT:	6 STORIES OR 65'	3 STORIES OR 50'[1]
MAXIMUM LOT COVERAGE:	60 PERCENT	50 PERCENT
MINIMUM SETBACKS: [2]		
PUBLIC STREET:	20 FEET[3]	25 FEET[3]
PRIVATE STREET:	15 FEET[3]	10 FEET[3]
SIDE YARD:	10 FEET	10 FEET
REAR YARD:	10 FEET[4]	10 FEET[4]
WATER BODY:	20 FEET	0/20 FEET[5]
MINIMUM BUILDING SEPARATION:	20 FEET	20 FEET
MINIMUM FLOOR AREA:	750 S.F.	700 S.F.[6]

[1] EXCEPT CLOCK TOWERS OR SIMILAR ARCHITECTURAL FEATURES MAY BE PERMITTED UP TO 75
[2] SETBACK IS MEASURED FROM EDGE OF PAVEMENT.
[3] SET BACK IS MEASURED FROM EDGE OF PAVEMENT OF ROAD SERVICING THE UNIT/BUILDING
[4] ACCESSORY STRUCTURE SETBACK MAY BE REDUCED TO ZERO FEET FOR SIDE AND REAR YARDS
[5] SETBACK FROM A LAKE: FOR ALL PRINCIPAL AND ACCESSORY USES MAY BE ZERO FEET (0') PROVIDED ARCHITECTURAL BANK TREATMENT IS PROVIDED
[6] SEVEN HUNDRED (700') GROSS SQUARE FEET FLOOR AREA ON THE GROUND FLOOR.

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S.88°50'51"W., ALONG THE NORTH LINE OF SAID SECTION 23, FOR 322.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-75, (STATE ROAD 93), SAID POINT BEING A POINT ON A CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND POINT OF CURVATURE;

THENCE SOUTHERLY 1,260.66 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5,847.58 FEET THROUGH A CENTRAL ANGLE OF 12°21'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.11°43'10"E. FOR 1,258.22 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;
THENCE S.02°52'12"E., ALONG SAID EAST LINE, FOR 614.25 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE S.88°01'44"W., ALONG THE SOUTH LINE OF SAID NORTH 1/2, FOR 1,365.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2;
THENCE N.01°43'26"W., ALONG THE WEST LINE OF SAID 1/4 AND THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 1,257.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2;
THENCE N.87°54'57"E., ALONG THE NORTH LINE OF SAID SOUTH 1/2, FOR 1,304.25 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE N.02°24'39"W., ALONG THE WEST LINE OF SAID EAST 1/2, FOR 613.95 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 23;
THENCE N.88°50'51"E., ALONG SAID NORTH LINE, FOR 8.87 FEET TO THE POINT OF BEGINNING.

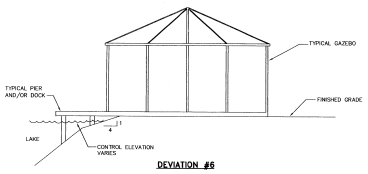
CONTAINING 1,651,237 SQUARE FEET OR 37.91 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS HAVING AN ASSUMED BEARING OF N.88°50'51"E



DEVIATION #5



DEVIATION #6

SCHEDULE OF USES

MULTIPLE FAMILY RESIDENTIAL TRACTS

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES, INCLUDING PROJECT REAL ESTATE SALES OFFICE
AGRICULTURAL USES, AND AGRICULTURAL ACCESSORY USES, EXISTING ONLY
CLUBS: PRIVATE (INCLUDING CONSUMPTION ON PREMISES)
FOOD AND BEVERAGE SERVICE LIMITED
HEALTH CLUB OR SPA – LIMITED TO USE OF A CLUB
DWELLING UNITS:
MULTIPLE FAMILY BUILDING
ENTRANCE GATE AND GATEHOUSE, IN COMPLIANCE WITH LDC §34-1748
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, FOR DEVELOPMENT LAKES, WATER RETENTION AND DETENTION
FENCES, WALLS
HOME OCCUPATION
MODELS:
MODEL UNIT
PARKING LOT, ACCESSORY
RECREATIONAL FACILITIES:
PERSONAL
PRIVATE ON-SITE
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY USES (LDC § 34-3041), INCLUDING A TEMPORARY PROJECT SALES OFFICE

AMENITY CENTER TRACT

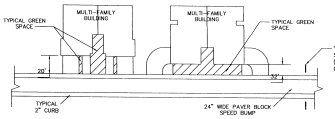
ACCESSORY USES AND STRUCTURES:
ADMINISTRATIVE OFFICES
AGRICULTURAL USES AND AGRICULTURAL ACCESSORY USES (LIMITED TO EXISTING ONLY)
CLUBS: PRIVATE (INCLUDING CONSUMPTION ON PREMISES)
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES GROUP I
FENCES, WALLS
PARKING LOT, ACCESSORY
REAL ESTATE SALES OFFICE
RECREATION FACILITIES:
PERSONAL
PRIVATE
TEMPORARY USES (NOTE 1, 34-3041 ET SEQ.) – LIMITED TO TEMPORARY SALES OFFICE, AND CONSTRUCTION TRAILER AND STAGING AREA

OPEN SPACE CALCULATION

TOTAL SITE AREA	37.91 AC.
LESS THREE OAKS PARKWAY RESERVATION (3.88 AC.) AND ASSOCIATED DRAINAGE EASEMENT (1.34 AC.)	5.22 AC.
TOTAL FOR THE OPEN SPACE CALCULATION	32.69 AC.
35% OPEN SPACE REQUIREMENT	11.44 AC.
OPEN SPACE PROVIDED:	
LAKES	2.86 AC.
BUFFERS	3.94 AC.
PRESERVE	6.74 AC.
	TOTAL: 13.54 AC.
NOTE: 10% OF ADDITIONAL PRIVATE OPEN SPACE TO BE PROVIDED WITHIN MFR TRACT	

INDIGENOUS NATIVE VEGETATION REQUIREMENT

50% OF REQUIRED OPEN SPACE:	5.72 AC.
INDIGENOUS NATIVE VEGETATION PROVIDED (INCLUDING CREDIT)	10.11 AC.



DEVIATION #7

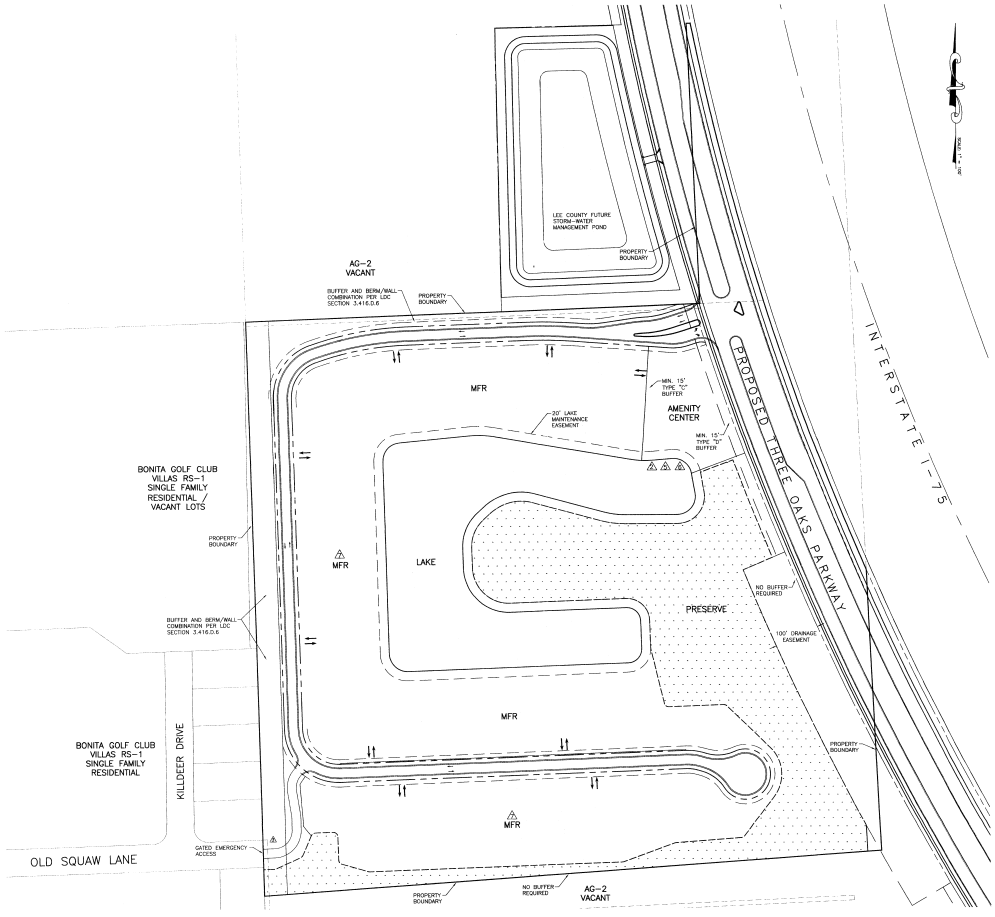
DCI 2005-00113

RWA INC. CONSULTING
Engineers, Surveyors & Mappers
Planners, Project Managers
3300 North Horseshoe Drive, Suite 270, Naples, Florida 34104
(239) 649-1520 FAX (239) 649-7295
Fort Myers Office (239) 278-3090 FAX (239) 278-3419

PROJECT: BONITA 30 RPD
CLIENT: COLONIAL HOMES, INC.
TITLE: MASTER CONCEPT PLAN
SEC 47S RGE 25E TWP
SCALE: N/A
DRAWN: J.E.R
CHECKED: P.V.
DATE: DECEMBER 2005
PROJECT NO: 05-0008.00
FILE NO: 5000MDP01
SHEET NUMBER: 2 OF 3

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BONITA 30 RPD
MASTER CONCEPT PLAN



MULTIPLE-FAMILY RESIDENTIAL	13.54	275
AMENITY CENTER	0.99	N/A
LAKE TRACT	5.95	N/A
PRESERVE	8.74	N/A
INTERNAL ROAD	2.86	N/A
THREE OAKS PARKWAY	3.68	N/A
OTHER	1.94	N/A
TOTAL	37.91	275

LEGEND

MFR	MULTIPLE FAMILY RESIDENTIAL
L	SURFACE WATER MANAGEMENT LAKE
AC	AMENITY CENTER
2.	DEVIATION NUMBER

COMMUNITY DEVELOPMENT

DCI 2005-00113

RWA INC.
CONSULTING
Engineers, Surveyors & Mappers
Planners, Project Managers
3905 North Horseshoe Drive, Suite 270, Naples, Florida 34104
5842 Corporate Way, Fort Myers, Florida 33907
(239) 649-1939 FAX (239) 649-1266
(239) 278-0624 FAX (239) 278-1413

PROJECT: BONITA 30 RPD

CLIENT: COLONIAL HOMES INC.

TITLE: MASTER CONCEPT PLAN

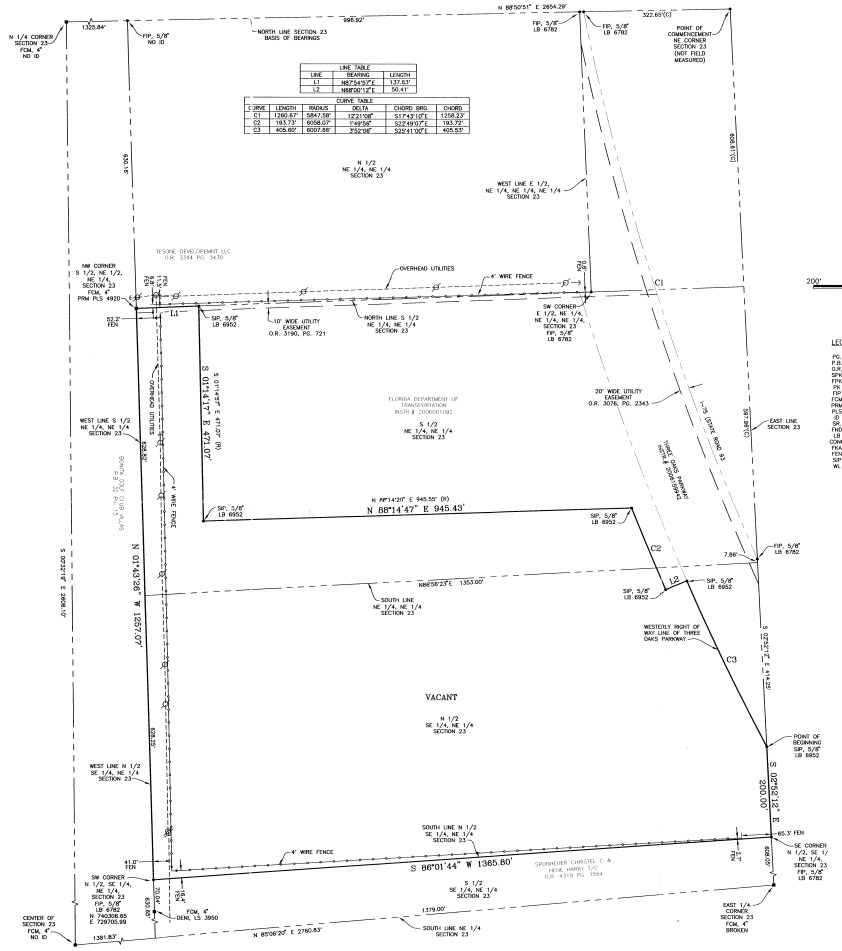
SEC 23 TWP 47S RGE 25E
SCALE 1" = 100'
DRAWN J.E.R
CHECKED P.V.

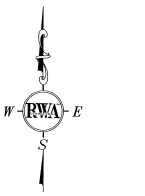
DATE DECEMBER 2005
PROJECT NO. 05-0598.00
FILE NO. 5009MSP01
SHEET NUMBER 3 OF 3

BOUNDARY SURVEY

OF

A PORTION OF SECTION 23 TOWNSHIP 49 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.





LEGEND & ABBREVIATIONS:

PC	PAGE
O.R.	PLAT BOOK
PRM	OFFICIAL RECORDS BOOK
SPK	SET PK NAIL, LB 6952
FPK	FND PK NAIL, AS NOTED
PK	PARKER KALON NAIL
FIP	FND IRON PIN, AS NOTED
FCM	FND CONC MONUMENT, AS NOTED
PRM	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
SEC	SECTION
SR	STATE ROAD
FND	FOUND
LB	LICENSED BUSINESS
CONC	CONCRETE
FKA	FORMERLY KNOW AS
FEN	FENCE DIMENSIONAL TIE
SIP	SET 5/8" IRON PIN, LB 6952
WL	WATER ELEVATION NAIL

GUY WIRE
UTILITY POLE

LEGAL DESCRIPTION:

(AS PER TITLE CERTIFICATION)

EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LESS I-75 RIGHT-OF-WAY, PLUS THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, PLUS THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

(AS PREPARED FOR THIS SURVEY)

A TRACT JR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA;
THENCE S.88°50'51"W., ALONG THE NORTH LINE OF SAID SECTION 23, FOR 322.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-75, (STATE ROAD 93), SAID POINT BEING A POINT ON A CURVE;
THENCE SOUTHERLY 1,260.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5,847.58 FEET THROUGH A CENTRAL ANGLE OF 12°21'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.17°43'10"E. FOR 1,258.23 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;
THENCE S.02°52'12"E., ALONG SAID EAST LINE, FOR 414.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE S.02°52'12"E., ALONG SAID EAST LINE, FOR 393.00 TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE S.88°01'44"W. ALONG THE SOUTH LINE OF SAID NORTH 1/2, FOR 1,365.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2;
THENCE N.01°43'26"W., ALONG THE WEST LINE OF SAID 1/4 AND THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 1,257.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2;
THENCE N.87°54'57"E., ALONG THE NORTH LINE OF SAID SOUTH 1/2, FOR 137.63 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2006001092 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE ALONG THE WESTERLY, AND SOUTHERLY LINES OF SAID LANDS THE FOLLOWING FOUR (4) COURSES:
1) THENCE S.01°14'17"E., FOR 471.07 FEET;
2) THENCE N.88°14'47"E., FOR 945.43 FEET TO A POINT ON A CURVE;
3) THENCE SOUTHEASTERLY 193.73 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 6,058.07 FEET THROUGH A CENTRAL ANGLE OF 01°49'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.22°49'07"E., FOR 193.73;
4) THENCE N.88°00'12"E., FOR 50.41 FEET TO A POINT ON A CURVE, ON THE EASTERLY RIGHT OF WAY LINE OF THREE OAKS PARKWAY DESCRIBED IN INSTRUMENT NUMBER 2006159942 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 405.60 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 6,007.66 FEET THROUGH A CENTRAL ANGLE OF 03°52'06" AND SUBTENDED BY A CHORD WHICH BEARS S.25°41'09"E., FOR 405.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,026,159 SQUARE FEET OR 23.56 ACRES, MORE OR LESS.

SURVEYOR'S NOTATIONS:

THIS PLAT OF SURVEY WAS PREPARED AS A BOUNDARY SURVEY FOR PERMITTING AND PLATTING PURPOSES, AND IS BASED ON A LEGAL DESCRIPTION PREPARED BY THIS FIRM, THE TITLE CERTIFICATION PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 05112236 AND INFORMATION ORIGINALLY PROVIDED BY THE CLIENT.

THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION AS PREPARED FOR THIS SURVEY IS A PORTION OF THE PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION AS PROVIDED IN THE AFOREMENTIONED TITLE CERTIFICATION.

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS HAVING AN ASSUMED BEARING OF N.88°50'51"E.

THE COORDINATES DEPICTED HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT).

THIS PLAT OF SURVEY IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS, RIGHTS OF WAY OR FREEDOM FROM ENCUMBRANCES.

SURFACE, SUBSURFACE AND AERIAL IMPROVEMENTS, UNLESS DEPICTED HEREON, HAVE NOT BEEN LOCATED.

DIMENSIONAL TIES FOR THE EXISTING IMPROVEMENTS DEPICTED HEREON ARE PERPENDICULAR TO THE APPROPRIATE PARCEL BOUNDARIES.

THIS PLAT OF SURVEY IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL BOARD, COMMISSION OR OTHER ENTITY.

THE LANDS DEPICTED HEREON ARE ALSO SUBJECT TO ANY RELEVANT EASEMENTS, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

SUBJECT PARCEL LIES IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 8), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL 125124 0225 C, EFFECTIVE DATE MARCH 15, 1994.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID INFORMATION.

THE INFORMATION DEPICTED HEREON REPRESENTS THE EXISTING CONDITIONS AS OBSERVED ON THE DATE OF LAST FIELD WORK: DECEMBER 07, 2006.

DISTANCES AND MEASUREMENTS, DEPICTED HEREON, ARE IN FEET AND DECIMALS THEREOF, UNLESS A DIRECT COMPARISON IS MADE ALL MEASURED BEARINGS AND DISTANCES ARE IDENTICAL TO RECORD OR PLAT VALUES.

THIS PLAT OF SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES DEPICTED HEREON, AND IS NOT TRANSFERABLE.

THIS PLAT OF SURVEY IS AN ENTITY UNTO ITSELF THE ATTACHMENT OF ANY DOCUMENTS, TESTIMONIES AND OR AFFIDAVITS AND THE ADDITION AND OR DELETION OF ANY PORTION OF THIS PLAT OF SURVEY, WITHOUT THE WRITTEN CONSENT OF THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER, IS PROHIBITED AND WILL INVALIDATE THIS SURVEY.

PREPARED FOR:
MERITAGE HOMES (FKA COLONIAL HOMES, INC.)
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
HENDERSON/FRANKLIN
LEE COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY:
RWA INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 6952

12-18-06
DENNIS A. MILLER — DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. LS 5626

DCI 2005-00113

REV #	REVISION	DRAWN	CHECKED	DATE

	NAME	DATE
DESIGNED:		
DRAWN:	SBL	12/14/06
CHECKED:	DAM	12/14/06

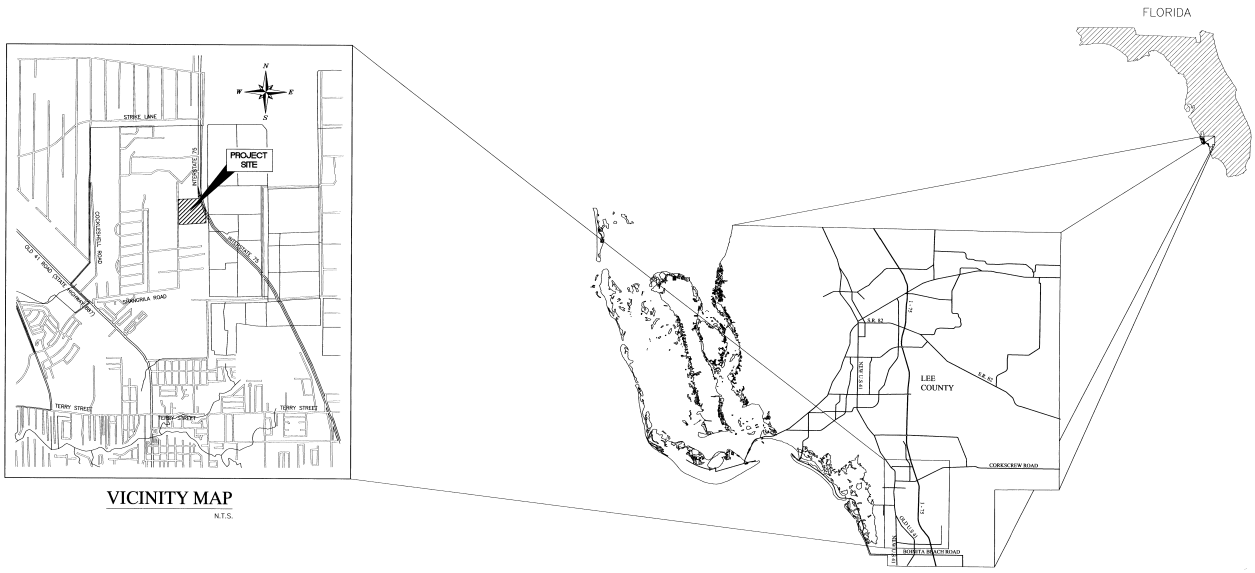
RWA CONSULTING INC. Engineers, Surveyors & Mappers, Planners, & Project Managers

1542 Carson Street
Fort Myers, Florida 33901
Phone: (239) 278-5224
Fax: (239) 278-5419
www.consult-rwa.com
Florida Certificate of Authorization #6952

DATE:	12/14/06
DIRECT SCALE:	1"=100'
SEC TWP RGE:	23 47S 25E
CLIENT:	MERITAGE HOMES
TITLE:	BOUNDARY SURVEY
PROJECT:	BONITA 30
CROSS REFERENCE:	
PROJECT NO.:	050098.00.00
SHEET NUMBER:	1 OF 1
FILE NO.:	AS01 SU

BONITA 30 RPD

SECTION 23 TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
N.T.S.

APPROVED
Master Concept Plan
Site Plan # ZD-CTDV Page 1 of 3
Subject to conditions in Ordinance ZD-CT-DV
Case # DCI2005-00113
CITY OF BONITA SPRINGS

RECEIVED
SEP 2007
COMMUNITY DEVELOPMENT

DCI 2005-00113

CONTENTS

SHEET 1 COVER SHEET
SHEET 2 GENERAL NOTES
SHEET 3 MASTER CONCEPT PLAN

PREPARED FOR:

COLONIAL HOMES, Inc

12631 WESTLINKS DRIVE UNIT #7
FORT MYERS, FL 33913

RWA CONSULTING INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
6610 Willow Park Drive, Suite 200, Naples, Florida 34109 (239) 597-0575 FAX: (239) 597-0576
1542 Carson Street, Fort Myers, Florida 33901 (239) 278-3224 FAX: (239) 278-5419

September 13, 2007 4:28 PM G:\2005\050058.00.00 Bonita 30\2006 RPD Rezone Application\MCP Plans\Revision #1\50058SHEET1.dwg

BONITA 30 RPD
GENERAL NOTES

SCHEDULE OF DEVIATIONS

DEVIATION # 1:
DEVIATION FROM LDC SECTION 3-329(E)(4) WHICH REQUIRES COMPENSATING SLOPE ON EXCAVATION BANKS; TO ALLOW UP TO 20 PERCENT OF THE BANKS TO UTILIZE VERTICAL BULKHEADS.

DEVIATION # 2:
DEVIATION FROM LDC SECTION 3-391(C) WHICH REQUIRES THAT RESIDENTIAL DEVELOPMENT OF MORE THAN FIVE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS; TO ALLOW THE RPD TO HAVE ONE FULL MEANS OF INGRESS AND EGRESS AND EGRESS POINT TO THE PROPERTY.

DEVIATION # 3:
DEVIATION FROM LDS SECTION 3-328, WHICH REQUIRES A TWENTY-FOOT (20') WIDE LAKE MAINTENANCE EASEMENT, TO PERMIT A 0' WIDE EASEMENT AS INDICATED ON THE MCP.

DEVIATION # 4:
DEVIATION FROM LDC SECTION 34-2194(C)(3)b, WHICH REQUIRES A TEN-FOOT (10') SETBACK FROM NON SEA-WALLED ARTIFICIAL WATER BODIES, TO ALLOW A ZERO-FOOT (0') SETBACK FOR ACCESSORY STRUCTURES SUCH AS A VIEWING PLATFORM AT THE LAKE CONTROL ELEVATION.

DEVIATION # 5:
DEVIATION FROM LDC SECTION 3-414(D)(6), WHICH REQUIRES A SOLID WALL OR COMBINATION BERM AND SOLID WALL NOT LESS THAN EIGHT FEET IN HEIGHT TO BE CONSTRUCTED NOT LESS THAN 25 FEET FROM THE ABUTTING PROPERTY AND LANDSCAPED (BETWEEN THE WALL AND THE ABUTTING PROPERTY) WITH A MINIMUM OF FIVE TREES AND 18 SHRUBS PER 100 LINEAR FEET, IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL SUBDIVISION OR RESIDENTIAL LOTS; TO REPLACE THIS BUFFER REQUIREMENT WITH A NINETY-FOOT (90') MINIMUM INDIGENOUS VEGETATION PRESERVE TO ACT AS BUFFER TO THE ADJACENT RESIDENTIAL USES.

DEVIATION # 6:
DEVIATION FROM LDC SECTION 3-415(B)(1), WHICH REQUIRES LARGE DEVELOPMENTS, WITH EXISTING INDIGENOUS NATIVE VEGETATION, TO PROVIDE 50 PERCENT OF THEIR OPEN SPACE PERCENTAGE REQUIREMENT THROUGH THE ON SITE PRESERVATION OF EXISTING INDIGENOUS VEGETATION, TO INSTEAD ALLOW THIS REQUIREMENT TO BE PROVIDED AS A COMBINATION OF EXISTING INDIGENOUS VEGETATION AND RESTORED INDIGENOUS VEGETATION AT A RATION OF 2:1.

GENERAL NOTES:

1. THE MASTER CONCEPT PLAN DEPICTS THE PROJECTS GENERAL CONFIGURATION FOR CONCEPTUAL ZONING REVIEW AND APPROVAL. ROADS, RESIDENTIAL AND AMENITY CENTER USES, ALONG WITH THE PROJECT'S OPEN SPACE, SURFACE WATER MANAGEMENT SYSTEMS AND OTHER FUNCTIONAL ELEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.
2. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 34, DIVISION 28.
3. THE SUBJECT PROPERTY DOES NOT CONTAIN ANY HISTORICAL OR ARCHAEOLOGICAL SITES.
4. LEE TRAN BUS ROUT SERVES BONITA SPRINGS AS DAL-A-RIDE SERVICES ONLY AND DOES NOT HAVE A DEDICATED STOP. SHOULD REGULAR SERVICE BE EXTENDED TO THE AREA A TRANSIT STOP COULD BE PROVIDED.
5. PRIOR TO THE ISSUANCE OF A DEVELOPMENT ORDER, THE APPLICANT MUST PROVIDE EVIDENCE THAT THE PROPERTY HAS ACCESS TO CENTRAL WATER AND SEWER, OR THAT THE EXTENSION OF CENTRAL WATER AND SEWER WILL COINCIDE WITH THE DEVELOPMENT OF THE PROPERTY.
6. THIS PROJECT WILL MEET THE DEVELOPMENT STANDARDS AND DEFINITIONS OF CHAPTER 3 OF THE CITY OF BONITA SPRINGS LDC, UNLESS DEVIATIONS FROM THESE REGULATIONS HAVE BEEN APPROVED IN THE RPD.
7. MINOR ADMINISTRATIVE MODIFICATIONS MAY BE MADE AT THE TIME OF THE DEVELOPMENT ORDER APPROVAL.
8. R.O.W. DEPICTED ON THE MCP IS CONCEPTUAL IN NATURE AND MAY BE EXCLUDED AND REPLACED WITH INTERNAL DRIVES IS SO DESIRED.

DEVELOPMENT REGULATIONS

	MULTI FAMILY	AMENITY CENTER
MINIMUM LOT WIDTH:	N/A	100 FEET
MINIMUM LOT DEPTH:	N/A	100 FEET
MINIMUM LOT AREA:	3,200 S.F.	10,000 S.F.
MAXIMUM BUILDING HEIGHT:	60 FEET[1]	45 FEET
MAXIMUM LOT COVERAGE:	60 PERCENT	50 PERCENT
MINIMUM SETBACKS:		
FRONT YARD:	25 FEET	25 FEET
PRIVATE STREET:	15 FEET	15 FEET
SIDE YARD:	10 FEET	10 FEET
REAR YARD:	10 FEET[2]	10 FEET[3]
WATER BODY:	0/20 FEET[3]	0/20 FEET[3]
MINIMUM BUILDING SEPARATION:	20 FEET	20 FEET
MINIMUM FLOOR AREA:	N/A	700 S.F. (FIRST FLOOR)

1. WITHIN 250' OF THE WESTERN PROPERTY LINE THE HEIGHT IS LIMITED TO 35'.
2. FOR ATTACHED TOWNHOUSES, SOLD FEE SIMPLE, THE SIDE YARD SETBACK MAY BE ZERO FEET (0') WHEN SHARING A WALL WITH AN ADJACENT UNIT.
3. SETBACK FOR VIEWING PLATFORMS AND GAZEBOS MAY BE REDUCED TO ZERO FEET (0') PROVIDED ARCHITECTURAL BANK TREATMENT IS PROVIDED.

LEGAL DESCRIPTION

(AS PER TITLE CERTIFICATION)

EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LESS I-75 RIGHT-OF-WAY, PLUS THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, PLUS THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

(AS PREPARED FOR THIS SURVEY)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA;
THENCE S.88°50'51"W., ALONG THE NORTH LINE OF SAID SECTION 23, FOR 322.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-75, (STATE ROAD 93), SAID POINT BEING A POINT ON A CURVE;
THENCE SOUTHERLY 1,280.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5,847.58 FEET THROUGH A CENTRAL ANGLE OF 12°33'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.17°43'10"E. FOR 1,258.23 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;
THENCE S.02°52'12"E., ALONG SAID EAST LINE, FOR 414.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE S.02°52'12"E., ALONG SAID EAST LINE, FOR 200.00 TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
THENCE S.88°01'44"W., ALONG THE SOUTH LINE OF SAID NORTH 1/2, FOR 1,363.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2;
THENCE N.01°43'28"W., ALONG THE WEST LINE OF SAID 1/4 AND THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, FOR 1,257.07 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2;
THENCE N.87°54'57"E., ALONG THE NORTH LINE OF SAID SOUTH 1/2, FOR 137.63 FEET TO THE NORTHWEST CORNER OF LANDS DECSRIBED IN INSTRUMENT NUMBER 2006001092 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE ALONG THE WESTERLY, AND SOUTHERLY LINES OF SAID LANDS THE FOLLOWING FOUR (4) COURSES;
1) THENCE S.01°41'7"E., FOR 471.07 FEET;
2) THENCE N.88°14'47"E., FOR 945.43 FEET TO A POINT ON A CURVE;
3) THENCE SOUTHEASTERLY 193.73 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 6,058.07 FEET THROUGH A CENTRAL ANGLE OF 01°49'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.22°49'07"E., FOR 193.73;
4) THENCE N.68°00'12"E., FOR 50.41 FEET TO A POINT ON A CURVE, ON THE EASTERLY RIGHT OF WAY LINE OF THREE OAKS PARKWAY DESCRIBED IN INSTRUMENT NUMBER 2008159942 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE FOR 405.60 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 6,007.66 FEET THROUGH A CENTRAL ANGLE OF 03°52'06" AND SUBTENDED BY A CHORD WHICH BEARS S.25°41'05"E., FOR 405.53 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,026,159 SQUARE FEET OR 23.56 ACRES, MORE OR LESS.

SCHEDULE OF USES

MULTI-FAMILY RESIDENTIAL TRACT

ACCESSORY USES AND STRUCTURES INCLUDING OBSERVATION PLATFORMS/GAZEBOS AS AN AMENITY FOR THE RESIDENTS
DWELLING UNITS: TOWNHOUSES
TWO-FAMILY ATTACHED
MULTIPLE-FAMILY BUILDING
ENTRANCE GATE AND GATEHOUSE, IN COMPLIANCE WITH LDC SECTION 34-148
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I (LIMITED TO PUMP STATIONS)
EXCAVATION - FOR DEVELOPMENT LAKES, WATER RETENTION AND DETENTION (NO BLASTING)
FENCES, WALLS
HOME OCCUPATION, NO OUTSIDE HELP
MODELS: MODEL HOME
MODEL UNIT (FOR MARKETING PURPOSES WITHIN THE PROJECT ONLY)
PARKING LOT, ACCESSORY
RECREATIONAL FACILITIES: PERSONAL & PRIVATE ON-SITE
SIGNS, IN COMPLIANCE WITH LDC
TEMPORARY USES - LIMITED TO TEMPORARY SALES OFFICE, AND CONSTRUCTION TRAILER AND STAGING AREA

AMENITY CENTER TRACT

ACCESSORY USES AND STRUCTURES:
ADMINISTRATIVE OFFICES FOR THE EXCLUSIVE USE BY THE CLUB AND ON-SITE MANAGEMENT AND MARKETING OF THE DEVELOPMENT
CLUBS: PRIVATE (THE MEMBERSHIP MUST BE LIMITED TO THE RESIDENTS OF THIS DEVELOPMENT)
CONSUMPTION ON PREMISES - LIMITED TO CLUB HOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES GROUP I (LIMITED TO PUMP STATIONS)
FENCES, WALLS
FOOD AND BEVERAGE SERVICE, LIMITED - LIMITED TO CLUB HOUSE (FOR THE EXCLUSIVE USE OF THE RESIDENTS OF THIS DEVELOPMENT AND THEIR GUESTS)
HEALTH CLUB OR SPA - LIMITED TO CLUB HOUSE
PARKING LOT: ACCESSORY
REAL ESTATE SALES OFFICE - TEMPORARY ONLY (FOR MARKETING PURPOSES WITHIN THE PROJECT ONLY)
RECREATION FACILITIES: PERSONAL & PRIVATE - ON-SITE
SIGNS IN ACCORDANCE WITH LAND DEVELOPMENT CODE
TEMPORARY USES - LIMITED TO TEMPORARY SALES OFFICE, CONSTRUCTION TRAILERS, AND STAGING AREA.

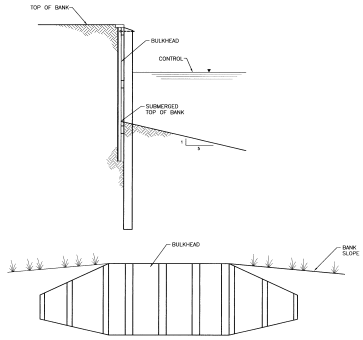
OPEN SPACE CALCULATION TABLE

	Required (Acres)	Provided (Acres)	Percentage
Open Space (23.56 x 0.4)	9.42	10.50	100.00
Preserve		7.08	67.40
Lake (25% of required open space)		2.36	22.48
Drainage Easement		1.06	10.1

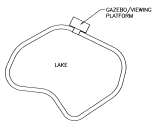
INDIGENOUS VEGETATION TABLE

	Required (Acres)	Provided (Acres)
Indigenous Vegetation (23.56 x 0.2)	4.71	7.08*

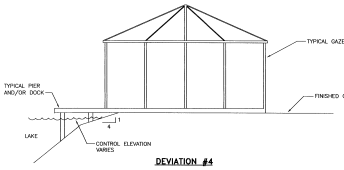
* Preserve will be comprised of existing indigenous vegetation and replanted indigenous vegetation



DEVIATION #1



DEVIATION #3



DEVIATION #4

APPROVED
Master Concept Plan
Site Plan # ZD-07-04 Page 2 of 3
Subject to conditions in Ordinance ZD-07-04
Case # Packet 4&5
CITY OF BONITA SPRINGS

RECEIVED
SEP 14 2007
COMMUNITY DEVELOPMENT

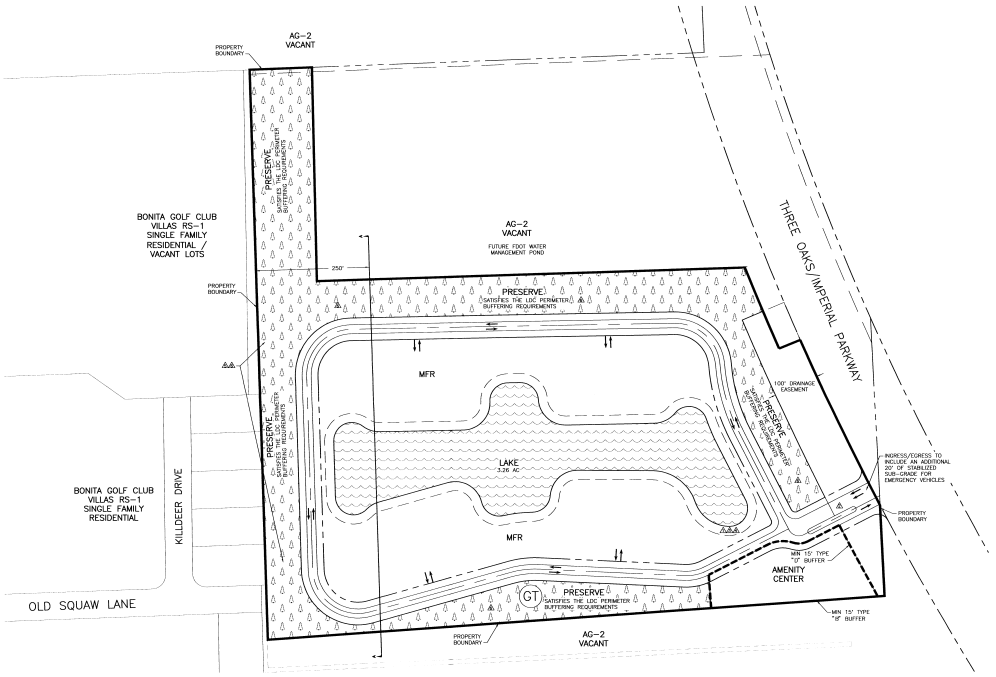
DCI 2005-00113

PWA INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
6610 Willow Park Drive, Suite 200, Naples, Florida 34109
(239) 597-3575 FAX: (239) 597-3576
1042 Cassen Street, Fort Myers, Florida 33907
(239) 278-3234 FAX: (239) 278-3419

PROJECT: BONITA 30 RPD
CLIENT: COLONIAL HOMES INC.
TITLE: GENERAL NOTES

SEC 23 | TWP 47S | RGE 25E
SCALE: N/A
DRAWN: S.D.L.
CHECKED: P.V.
DATE: SEPTEMBER 2007
PROJECT NO: 05008.00.00
FILE NO: 05008R000VP02
SHEET NUMBER: 2 OF 3

BONITA 30 RPD
MASTER CONCEPT PLAN



SITE SUMMARY TABLE		
	Acreage	Percentage
MFR	7.43	31.54
Drainage Easement	1.06	4.50
Amenity Center	0.96	4.07
ROW	3.77	16.00
Preserve	7.08	30.05
Lake	3.26	13.84
Total Project Acreage	**23.56**	**100.00**

LEGEND

- **MFR** MULTIPLE FAMILY RESIDENTIAL
- (2) DEVIATION NUMBER
- (GT) GOPHER TORTOISE BURROW

APPROVED
Master Concept Plan
Site Plan # ZC-07-014 Page 3 of 3
Subject to conditions in Ordinance ZO-07-014
Case # DCI2005-00113
CITY OF BONITA SPRINGS

RECEIVED
SEP 11 2007
COMMUNITY DEVELOPMENT

DCI 2005-00113

PWA INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
CONSULTING
6810 Willow Park Drive, Suite 200, Naples, Florida 34109
1842 Cassen Street, Fort Myers, Florida 33901
(239) 597-1315 FAX: (239) 597-1019
(239) 274-3254 FAX: (239) 278-3418

PROJECT: BONITA 30 RPD
CLIENT: COLONIAL HOMES INC.
TITLE: MASTER CONCEPT PLAN
DATE: SEPTEMBER, 2007
PROJECT NO.: 05509900.00
FILE NO.: 05509900PP3
SHEET NUMBER: 3 OF 3
SEC. 23 TWP. 47S RGE. 25E
SCALE: 1" = 100'
DRAWN: S.D.L.
CHECKED: P.V.

September 14, 2007 8:25 AM G:\2005\05509900.00 Bonita 30\5566 RPD Rezone Application\MCP Plans\Revision #1\5509900SPP3.dwg