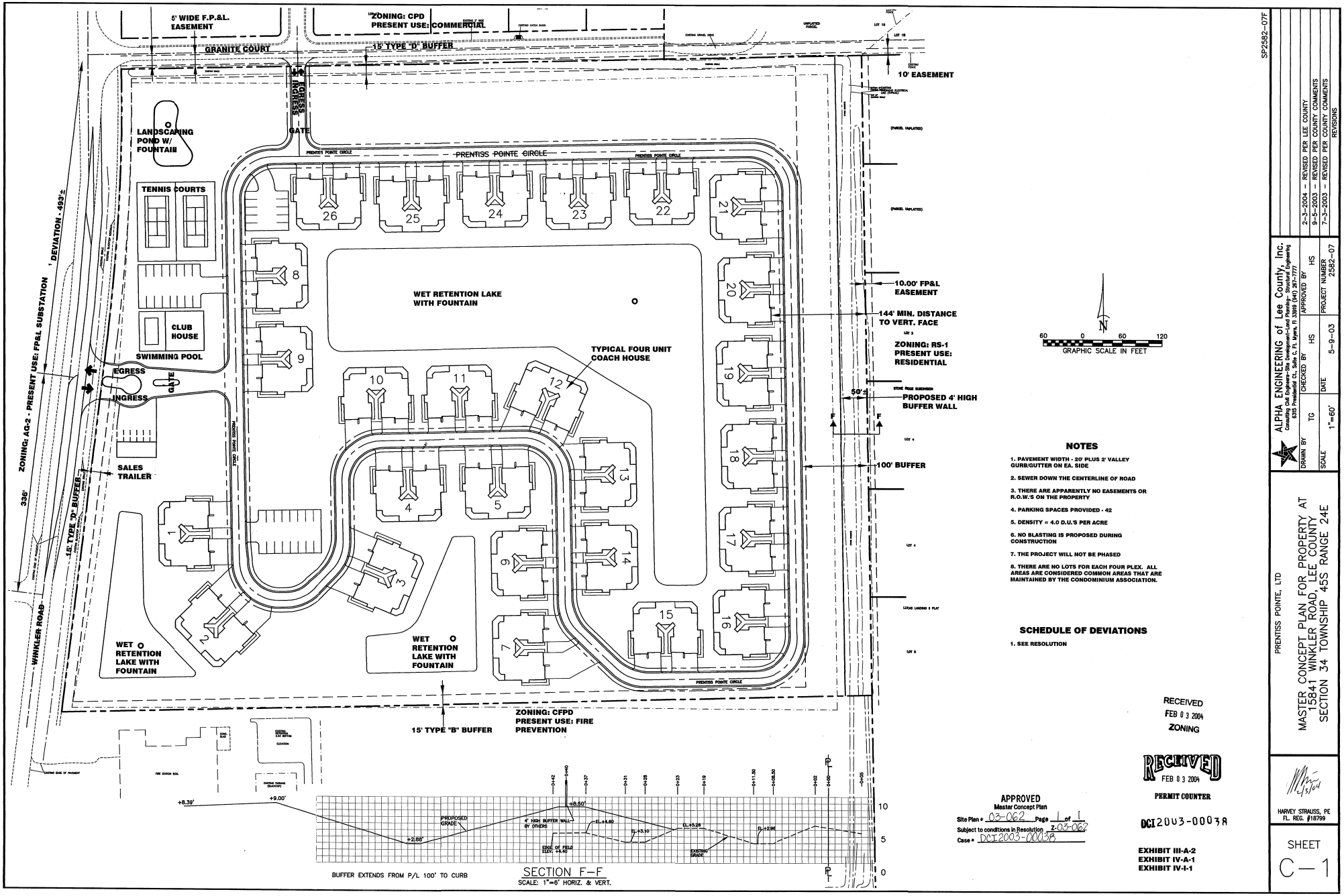
Post-it® eLabel 005 725 311

Maps for

Case #:

DCI 2003-00038



NOTES

1. PAVEMENT WIDTH - 20' PLUS 2' VALLEY GURB/GUTTER ON EA. SIDE
2. SEWER DOWN THE CENTERLINE OF ROAD
3. THERE ARE APPARENTLY NO EASEMENTS OR R.O.W.'S ON THE PROPERTY
4. PARKING SPACES PROVIDED - 42
5. DENSITY = 4.0 D.U.'S PER ACRE
6. NO BLASTING IS PROPOSED DURING CONSTRUCTION
7. THE PROJECT WILL NOT BE PHASED
8. THERE ARE NO LOTS FOR EACH FOUR PLEX. ALL AREAS ARE CONSIDERED COMMON AREAS THAT ARE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.

SCHEDULE OF DEVIATIONS

1. SEE RESOLUTION

RECEIVED
FEB 03 2004
ZONING

RECEIVED
FEB 03 2004
PERMIT COUNTER

DCI2003-00038

APPROVED
Master Concept Plan
Site Plan # 03-062 Page 1 of 1
Subject to conditions in Resolution Z-03-062
Case # DCI2003-00038

EXHIBIT III-A-2
EXHIBIT IV-A-1
EXHIBIT IV-I-1

SP2582-07F

REVISIONS	
7-3-2003 – REVISED PER COUNTY COMMENTS	
9-5-2003 – REVISED PER COUNTY COMMENTS	
2-3-2004 – REVISED PER LEE COUNTY	

ALPHA ENGINEERING of Lee County, Inc.
Consulting Civil Engineers-Site Development-Land Planning- Structural Engineering
6335 Presidential Ct., Suite C, Ft. Myers, Fl. 33919 (941) 267-7777

DRAWN BY	CHECKED BY	APPROVED BY	PROJECT NUMBER
TG	HS	HS	2582-07
SCALE	DATE		
1"=60'	5-9-03		

PRENTISS POINTE, LTD

MASTER CONCEPT PLAN FOR PROPERTY AT
15841 WINKLER ROAD, LEE COUNTY
SECTION 34 TOWNSHIP 45S RANGE 24E

HARVEY STRAUSS, PE
FL. REG. #18799

SHEET
C-1

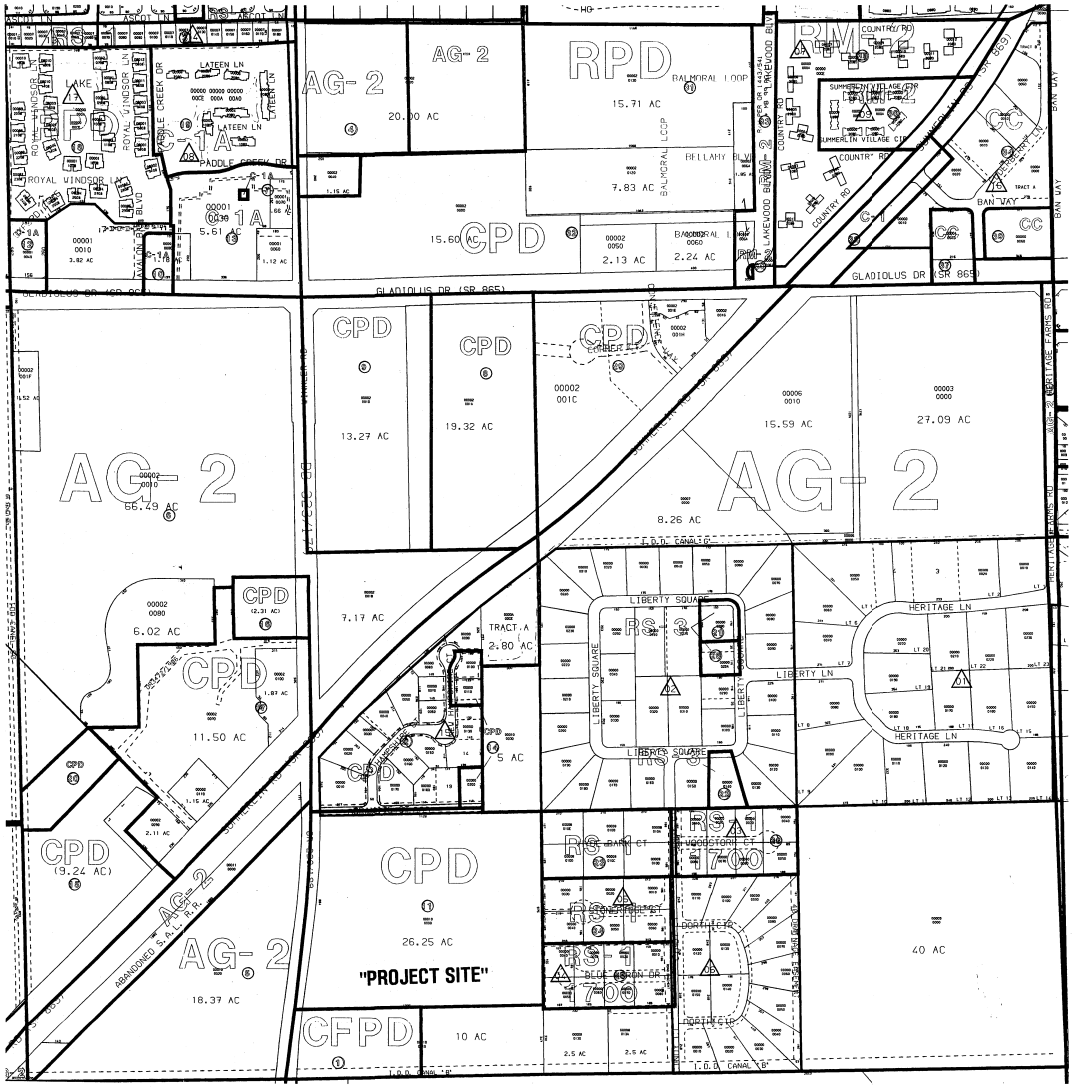


EXHIBIT #III-A-2

COUNTY SUBS & CONDOS

1. HERITAGE FARMS UNREC OR 635 PG 834
2. HERITAGE FARMS FIRST ADD OR 792 PG 466
3. LUCAS LANDING UNREC OR 873 PG 541
4. LUCAS LANDING #2 UNREC OR 915 PG 571
5. STONE RIDGE PB 30 PGS 96-97
6. HERITAGE PINES PB 33 PGS 12-13
7. GLADIOLAS GARDENS CONDO
8. PADDLE CREEK PH-1 CONDO
9. SUMMERLIN VILLAGE
10. CYPRESS VILLAGE #2
11. CYPRESS VILLAGE #3
12. SUMMERLIN PARK SOUTH PB 44 PG 19
13. SUMMERLIN CENTER PB 49 PG 48-49
14. AVALON BAY CONDO OR 3266 PG 577

ZONE HQ NOTES:

1. 86-11-264.022. CPD. 12/1/86. PROPOSED NEW FIRE TRAIN FACIL ON REAR 2 AC. Z-87-219. 87-11-11 DCI. OBC FM AG-2 TO CPFD PLANNED DEV. W/COND.
2. Z-95-07. 95-09-226.022. CPD. 1/23/96. BCC APPV AMEND TO CPD. SUBJ TO CONDS. ZAB-85-274. 85-10-? DCI. CPD. 4/21/86. SUMMERLIN I. BCC APPV OBC FM AG TO CPD TO PERMIT DEV OF OFFICE PK SUB. W/CONDS. (AG-2. AS CONVERTED). Z-88-353. 88-10-2(A)DCI APVD TO AMEND RESOL ZAB-85-274. USES LOCATED SUBSTANTIALLY AS SHOWN ON MASTER CONCEPT PLAN SP-88-353.
3. ZAB-84-170. 84-8-?. OBC FM CT TO RS-1.
4. ZB-83-418. 83-11-9. SE FOR A CHURCH & CHURCH RELATED FAC.
5. ZAB-83-26. 83-1-34. SE FOR A PUBLIC & PVT UTILITY SVC. W/COND. 92-8-13-SE-1. APVL A SPEC EX IN THE AG-2 DIST FOR ESSEN SER FAC GROUP II. SUBJ TO CONDS.
6. ZB-85-57. 85-3-14. SE FOR 2 SF MH W/COND.
7. AA-COP-93-009. ADMIN APVL FOR COP. SUBJ TO CONDS. 91-9-12-SP-8. SPEC PER IN THE C-1A DIST FOR JOINT PARK. SUBJ TO COND. 91-7-18-SE-3. SPEC EX IN THE C-1A DIST FOR A DRIVE-THRU FAC. SUBJ TO CONDS.
8. Z-89-034. 89-4-18-? DCI. OBC FM AG-2 TO CPD. SUBJ TO COND. Z-89-034. 89-4-18-? DCI. MASTER CONCEPT PLAN IS VACATED AND SHALL BE NULL AND VOID UNTIL SUCH TIME A NEW CONCEPT PLAN IS SUBMITTED & APVD. OR 2392. PG 3291.
9. Z-84-33. 89-(-18-3-DCI(A). APPV AMEND TO VACATED MCP. W/ CONDS. Z-89-034. 89-4-18-? DCI. OBC FM AG-2 TO CPD. SUBJ TO COND. Z-89-034. 89-4-18-? DCI. MASTER CONCEPT PLAN IS VACATED AND SHALL BE NULL AND VOID UNTIL SUCH TIME A NEW CONCEPT PLAN IS SUBMITTED & APVD. OR 2392. PG 3291.
10. Z-82-11. 82-1-18. VAR FOR ACCESS STRUCT (COVERED PARKING) IN FR SUM OF LOT. SLS-83-8. SP FOR SLS TO S

DCI 2003-00038
RECEIVED
MAY 15 2003
COMMUNITY DEVELOPMENT
EXHIBIT III-A2

S34-T45-R24

MAP LEGEND

- PARCEL BOUNDARY
- PARCEL BOUNDARY-ADJACENT SECTION
- PARCEL DIMENSIONS/ACREAGE
- SUBDIVISION BLOCK NUMBER
- PARCEL NUMBER
- SUBDIVISION NUMBER
- CITY SUBDIVISION NUMBER
- EASEMENT
- COMMERCIAL BUILDINGS
- RESIDENTIAL BUILDINGS
- ZONING
- RIVERS
- LAKES AND PONDS
- CULTIVATED FIELDS
- CITY BOUNDARY
- QUADRANT LINE
- HORIZONTAL CONTROL U.S.C.&G.S.
- FLORIDA D.O.T. CONTROL
- GEODETIC CONTROL BY DENI ASSOC.

ABBREVIATIONS

SE = SPECIAL EXCEPTION
SP = SPECIAL PERMIT
VAR = VARIANCE
DCD = DIRECTOR OF COMMUNITY DEVELOPMENT
UU = UNUSUAL USE
ORD = ORDINANCE

LOCATION DIAGRAM

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	**34**	35	36

NORTH

0 300 600
SCALE FEET

PARCEL CURRENCY DATE: MAR 2003
ZONING CURRENCY DATE: MAR 2003

ACCURACY: IT IS INTENDED THAT THIS MAPPING COMPLY WITH U.S. NATIONAL MAP ACCURACY STANDARDS. HOWEVER SUCH ACCURACY OR ANY OTHER LEVEL OF ACCURACY IS NOT GUARANTEED BY LEE COUNTY, FLORIDA.

LAND LINE INFORMATION SHOWN HERE IS COMPILED FROM THE BEST AVAILABLE DATA AND DOES NOT NECESSARILY REPRESENT TRUE LAND LINE LOCATION.

GRIDS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS PAGE 1 OF 2 SECTION 34, TOWNSHIP 45 SOUTH, RANGE 03 EAST OF THE OFFICIAL ZONING MAP REFERRED TO AND ADOPTED BY REFERENCE ORDINANCE NO. 86-17 OF THE COUNTY OF LEE, FLORIDA ADOPTED AUGUST 1ST, 1986.

ORGANIZED AND COMPILED BY GIS/ABSTRACTING DEPT

LEE COUNTY PROPERTY APPRAISER'S OFFICE

KENNETH WILKINSON, PROPERTY APPRAISER

FT. MYERS, FLORIDA

AER2582-07A

PRENTISS POINTE
CARLTON NAUMANN

AERIAL PHOTOGRAPH

ALPHA ENGINEERING of Lee County, Inc.
Consulting Civil Engineers-Site Development-Land Planning- Structural Engineering
6315 Presidential Ct., Suite C, Ft. Myers, Fl 33919 (941) 267-7777

DRAWN BY	CHECKED BY	APPROVED BY
TG	HS	HS
SCALE	DATE	PROJECT NUMBER
1"=200'	12-9-02	2582-07A

REVISIONS

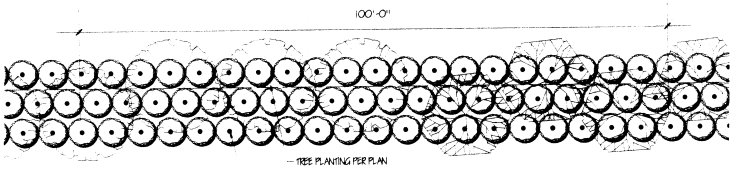
HANS C. STRAUSS, PE
FL. REG. #18799

MAY 15 2003
COMMUNITY DEVELOPMENT

RECEIVED
DCI 2003-00038

SHEET
C-2

EXHIBIT III-A-3



TYPICAL 10' PLAN SECTION

SCALE: 1" = 10'-0"



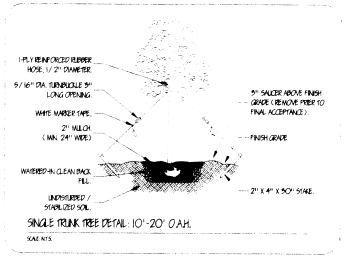
NOTES:
1. CONTRACTOR TO CONSTRUCT SWALE IN ACCORDANCE WITH ENGINEERING DESIGN AND PERMITS.
2. EXISTING NATIVE VEGETATION WITHIN 25' RESERVE AREAS TO REMAIN. ALL NUISANCE EXOTIC VEGETATION SHALL BE REMOVED.
3. BERMS (2) TO EXTEND THE ENTIRE LENGTH OF THE PROPERTY.

TYPICAL BERM BUFFER SECTION

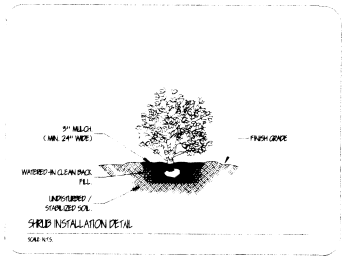
SCALE: N.T.S.

PLANT LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	MINIMUM SIZE
27	QUERCUS VIRGINIANA	LIVE OAK	12' H. 5' SPR. CONTAINER GROWN
18	PINUS ELLIOTTII 'DENSA'	SOUTH FLORIDA SLASH PINE	12' H. 4' SPR. CONTAINER GROWN
14	SWIETENIA MAHAGONI	MAHOGANY	12' H. 5' SPR. CONTAINER GROWN
289	MYRICA CERIFERA	WAX MYRTLE	8' H. FULL TO BASE
56	ILEX ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	8' H. FULL TO BASE
56	ACOELORRHAPE WRIGHTII	PAUROTIS PALM	8' H. FULL TO BASE
149	JUNIPERUS SILICICOL	SOUTHERN RED CEDAR	8' H. FULL TO BASE
PER PLAN	PASPALUM NOTATUM	BAHIA SOD	ALL SLOPES NOT PLANTED
PER PLAN		FLORMULCH	3" DEPTH
PER PLAN		SOIL FOR BERM	



SINGLE TRUNK TREE DETAIL: 10'-20' O.A.H.



SHRUB INSTALLATION DETAIL

SCALE N.T.S.

BUFFER CONDITIONS AND NOTES

1. ALL PLANTINGS AND WORK SHALL BE IN COMPLIANCE WITH THE CONCEPT PLAN AND ZONING RESOLUTION.
2. TREE AND SHRUB SIZES SHOWN ON THE PLAN ARE MINIMUM SIZES.
3. SHRUB SPACING SHALL BE CENTER TO CENTER WITH 6' OVERLAP OF BRANCHING.
4. ENTIRE AREA UNDER SHRUB PLANTING SHALL BE MULCHED WITH 3" DEPTH MULCH PER PLAN.
5. REFER TO SEQUENCING NOTES FOR SCHEDULE OF CONSTRUCTION ACTIVITIES REQUIRED.
6. ALL GRADES, SLOPES, AND DRAINAGE SHALL BE IN COMPLIANCE WITH ENGINEERING PLANS PREPARED BY OTHERS.
7. ALL NUISANCE EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE, INCLUDING STUMPS. WHERE REMOVAL OF STUMPS IS NOT POSSIBLE WITHOUT DAMAGING EXISTING NATIVE VEGETATION, STUMPS SHALL BE TREATED WITH GARLON OR APPROVED EQUAL IN ACCORDANCE WITH LABEL.
8. CONSTRUCTION ACTIVITIES ON SITE SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. TO 6:00 P.M. ON WEEK DAYS ONLY.
9. REFER TO IRRIGATION PLAN FOR IRRIGATION REQUIREMENTS.
10. THE LOCATION OF THE 4' BERMS (2) SHALL BE FIELD VERIFIED.
11. ALL SLOPES NOT PLANTED SHALL BE SODDED.
12. THE 8'-0" WALL BUFFER/ BERMS (2) SHALL INCLUDE A GATE FOR MAINTENANCE ACCESS.

CONSTRUCTION SEQUENCE

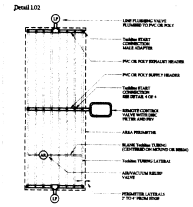
1. AN 8'-0" WALL BUFFER/ BERM AND SINGLE 4'-0" BERM SHALL BE CONSTRUCTED PER LEE COUNTY DEVELOPMENT ORDER CRITERIA.
2. THE EXOTIC VEGETATION ALONG THE PROPERTY LINE SHALL BE REMOVED. PROTECT ANY EXISTING NATIVE VEGETATION WHICH IS TO REMAIN.
3. CONSTRUCT SWALE AND BERMS (2).
4. INSTALL LANDSCAPE AND IRRIGATION.
5. ALL WORK SHALL BE APPROVED FOR LOCATION AND LAYOUT PER LEE COUNTY DEVELOPMENT ORDER CRITERIA.

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR RESPONSIBLE FOR CORRECT SPACING OF DRIP LINE FOR SOIL TYPE. (SEE DETAILS).
2. WATER SOURCE TO BE NON-POTABLE WELL SOURCE BY OTHERS.
3. INSTALLATION OF DRIP LINES TO BE ABOVE GROUND UNDER MULCH.
4. LATERALS TO BE 12" DEPTH. WITH STUB UP EVERY 100-150 FEET.
5. ALL DRIP LINES TO BE "LOOPED" AT LATERAL STUB POINT OF CONNECTIONS.
6. REMOTE CONTROL VALVES TO BE INSTALLED WITH DISK FILTRATION. (SEE DETAILS).
7. CONTRACTOR RESPONSIBLE FOR FLUSHING OF LATERALS PRIOR TO DRIP INSTALLATION.
8. INSTALL A MICRO-SPRAY ON EVERY LIVE OAK, MAHOGANY & PINE.
9. STATION RUN TIME BASED ON PRECIPITATION RATE, SOIL TYPE AND SPACING.
10. FLUSH VALVE TO BE INSTALLED BETWEEN EVERY STUB POINT OF CONNECTION.

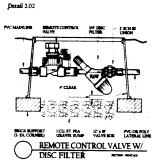
SCALE N.T.S.

Detail 1.02



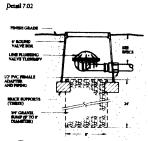
Techline CENTER FEED LAYOUT

Detail 2.02



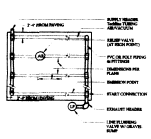
REMOTE CONTROL VALVE W/ DISC FILTER

Detail 7.02



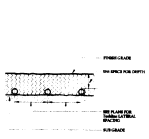
Techline LINE FLUSHING VALVE (PLUMBED TO PVC)

Detail 8.01



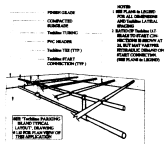
Techline TUBING & ACCESSORIES SAMPLE LAYOUT

Detail 8.04

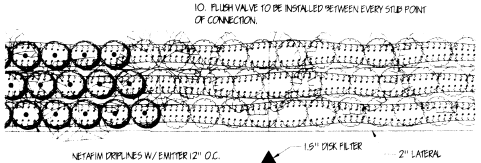


Techline SUBGRADE INSTALLATION

Detail 8.05

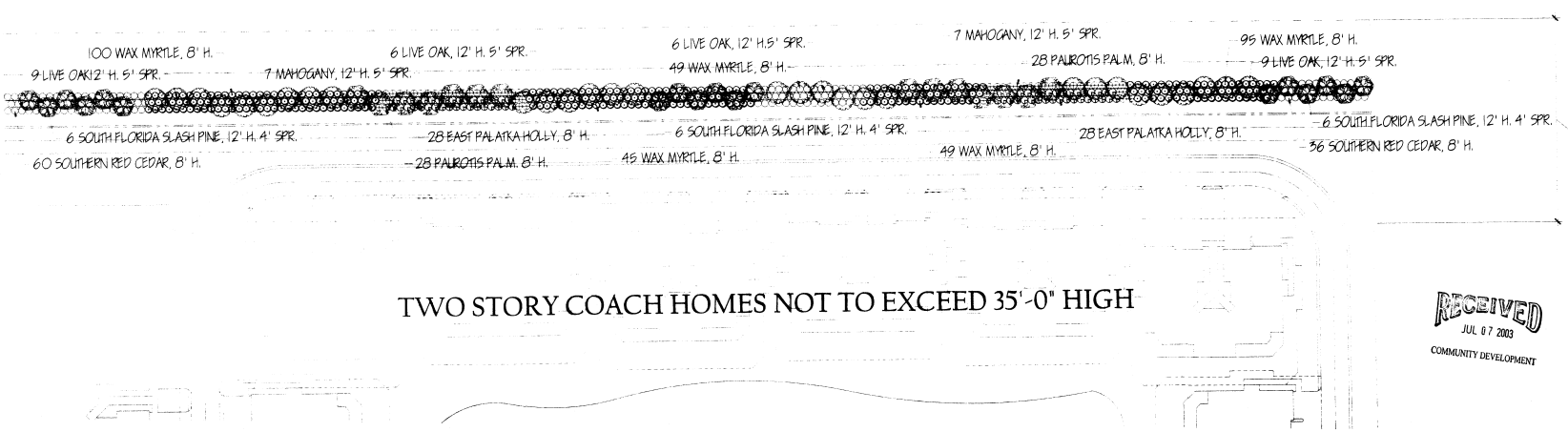


Techline SUB-HEADER INSTALLATION



TYPICAL NETAFIM LAYOUT

SCALE: N.T.S.



TWO STORY COACH HOMES NOT TO EXCEED 35'-0" HIGH

RECEIVED
JUL 07 2003
COMMUNITY DEVELOPMENT

PRENTISS POINT
COACH HOME DEVELOPMENT
36 BUILDING UNITS / 144 LIVING UNITS
CONCEPTUAL SITE PLAN - 07/15/02

CARLTON - NAUMANN
CLASSICS
FINE CUSTOM HOMES

R.S.WALSH LANDSCAPING, INC.
8050 Penrose Boulevard
Fort Myers, Florida 33912
PH. 239-768-5055 • FAX 239-768-2070

PRENTISS POINT

CONCEPTUAL BUFFER PLANTING PLAN
FORT MYERS, FLORIDA

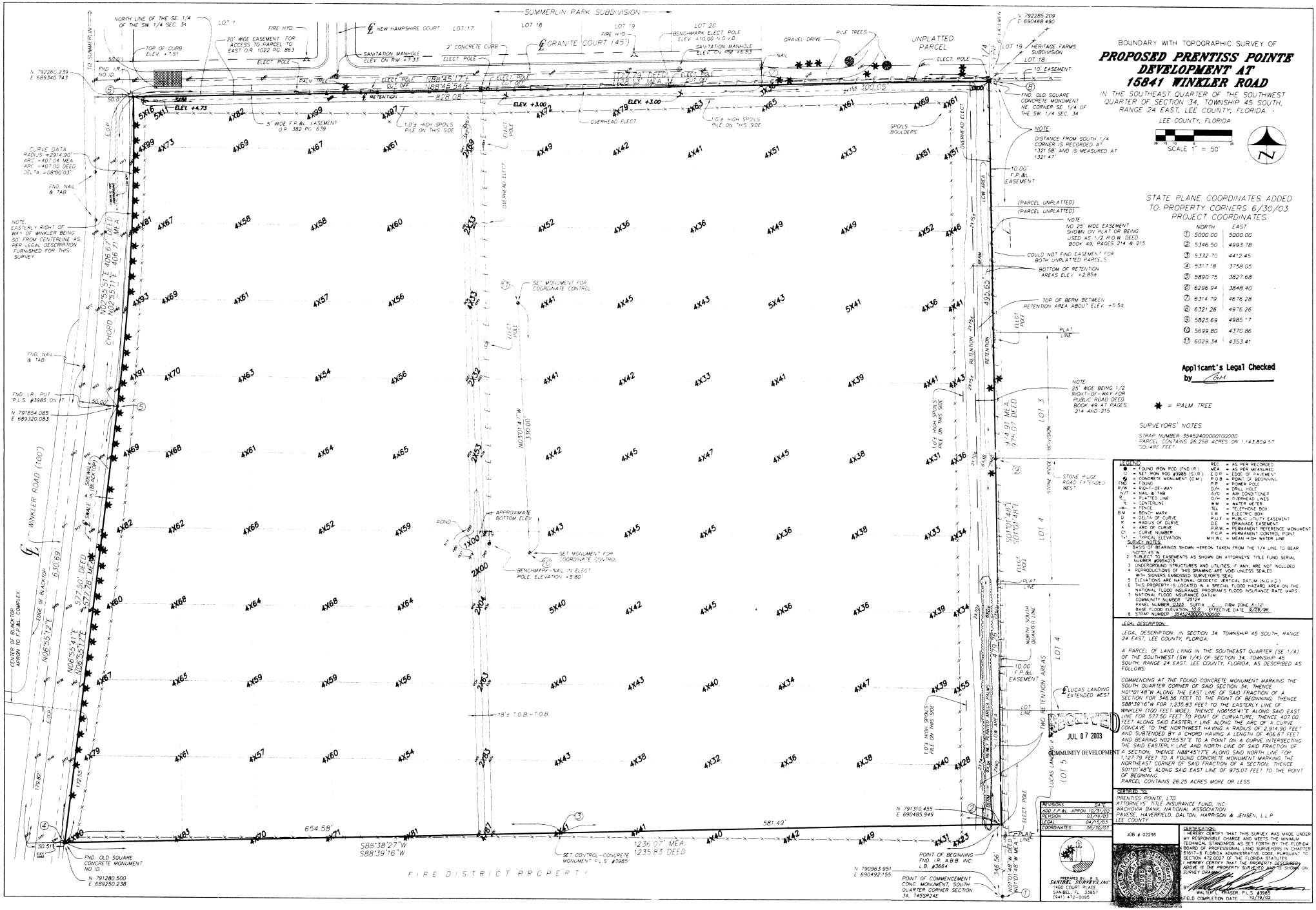
© DRAWINGS ARE PROTECTED BY COPYRIGHT. REPRODUCTION IN WHOLE WITHOUT WRITTEN PERMISSION IS PROHIBITED. LANDSCAPE DESIGN IN THIS SOLE PROPERTY OF R.S. WALSH LANDSCAPING INC., ANY USE THEREOF CONSTITUTES A CONTRACT FOR PAYMENT OF ALL ASSOCIATED DESIGN COST INCURRED

NORTH
SCALE N.T.S.

CONCEPTUAL LANDSCAPE DESIGN

REVISION	0
DATE	02/25/03
DWN	E.M.T.
DSN	F.D.
CHK	R.S.W.

CL-1
OF 1 (1)



BOUNDARY WITH TOPOGRAPHIC SURVEY OF

PROPOSED PRENTISS POINTE DEVELOPMENT AT 15841 WINKLER ROAD

IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

LEE COUNTY, FLORIDA

SCALE 1" = 50'

STATE PLANE COORDINATES ADDED TO PROPERTY CORNERS 6/30/03

PROJECT COORDINATES

	NORTH	EAST
①	5000.00	5000.00
②	5346.50	4993.78
③	5332.70	4412.45
④	5317.18	3758.05
⑤	5890.75	3827.68
⑥	6296.94	3848.40
⑦	6314.79	4676.28
⑧	6321.26	4976.26
⑨	5825.69	4985.17
⑩	5699.80	4370.86
⑪	6029.34	4353.41

Applicant's Legal Checked by _____

SURVEYORS' NOTES

STRAP NUMBER 35452400000100000
PARCEL CONTAINS 26.258 ACRES OR 1,143,809.57 SQUARE FEET

LEGEND

●	= FOUND IRON ROD (FND.I.R.)	REC.	= AS PER RECORDED
○	= SET IRON ROD #3985 (S.I.R.)	MEA.	= AS PER MEASURED
⊕	= CONCRETE MONUMENT (C.M.)	E.O.P.	= EDGE OF PAVEMENT
FND.	= FOUND	P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT-OF-WAY	P.P.	= POWER POLE
N/T	= NAIL & TAB	D/H	= DRILL HOLE
P.	= PLATTED LINE	A/C	= AIR CONDITIONER
℄	= CENTERLINE	O/H	= OVERHEAD LINES
-x-	= FENCE	W.M.	= WATER METER
B.M.	= BENCH MARK	TEL.	= TELEPHONE BOX
Δ	= DELTA OF CURVE	E.B.	= ELECTRIC BOX
R	= RADIUS OF CURVE	P.U.E.	= PUBLIC UTILITY EASEMENT
A.	= ARC OF CURVE	D.E.	= DRAINAGE EASEMENT
C.N.	= CURVE NUMBER	P.R.M.	= PERMANENT REFERENCE MONUMENT
1x1	= TYPICAL ELEVATION	P.C.P.	= PERMANENT CONTROL POINT
		M.H.W.L.	= MEAN HIGH WATER LINE

SURVEY NOTES:
1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE 1/4 LINE TO BEAR N01°01'48"W.
2. SUBJECT TO EASEMENTS AS SHOWN ON ATTORNEYS' TITLE FUND SERIAL NUMBER #0854013
3. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED
4. REPRODUCTIONS OF THIS DRAWING ARE VOID UNLESS SEALED WITH SIGNERS EMBOSSED SURVEYOR'S SEAL.
5. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.)
6. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS
7. NATIONAL FLOOD INSURANCE DATUM
COMMUNITY NUMBER 125124
PANEL NUMBER 0265 SUFIX C FIRM ZONE A-12
BASE FLOOD ELEVATION 10.0 EFFECTIVE DATE 9/29/86
8. STRAP NUMBER 35452400000100000

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST (SW 1/4) OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND CONCRETE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N01°01'48"W ALONG THE EAST LINE OF SAID FRACTION OF A SECTION FOR 346.56 FEET TO THE POINT OF BEGINNING; THENCE S88°39'16"W FOR 1,235.83 FEET TO THE EASTERLY LINE OF WINKLER (100 FEET WIDE); THENCE N06°55'41"E ALONG SAID EAST LINE FOR 577.50 FEET TO POINT OF CURVATURE; THENCE 407.00 FEET ALONG SAID EASTERLY LINE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,914.90 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 406.67 FEET AND BEARING N02°55'51"E TO A POINT ON A CURVE INTERSECTING THE SAID EASTERLY LINE AND NORTH LINE OF SAID FRACTION OF A SECTION; THENCE N88°45'17"E ALONG SAID NORTH LINE FOR 1,127.79 FEET TO A FOUND CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FRACTION OF A SECTION; THENCE S01°01'48"E ALONG SAID EAST LINE OF 975.07 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 26.25 ACRES MORE OR LESS

RECEIVED
JUL 07 2003
COMMUNITY DEVELOPMENT

REVISIONS	DATE
ADD F.P.&L. APRON	10/31/02
REVISION	03/19/03
LEGAL	04/15/03
COORDINATES	06/30/03

CERTIFIED TO:
PRENTISS POINTE, LTD.
ATTORNEYS' TITLE INSURANCE FUND, INC.
WACHOVIA BANK, NATIONAL ASSOCIATION
PAVESE, HAVERFIELD, DALTON, HARRISON & JENSEN, L.L.P.
LEE COUNTY

PREPARED BY: R. B. SANIBEL SURVEYS, INC.
1450 COURT PLACE
SANIBEL, FL 33957
(941) 472-0095

JOB # 02296

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.0027 OF THE FLORIDA STATUTES.
I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED ABOVE IS THE PROPERTY SURVEYED AND AS SHOWN ON SURVEY DRAWING.

BY: _____
WALTER E. FRASER, P.L.S. #3985
FIELD COMPLETION DATE: 10/19/02