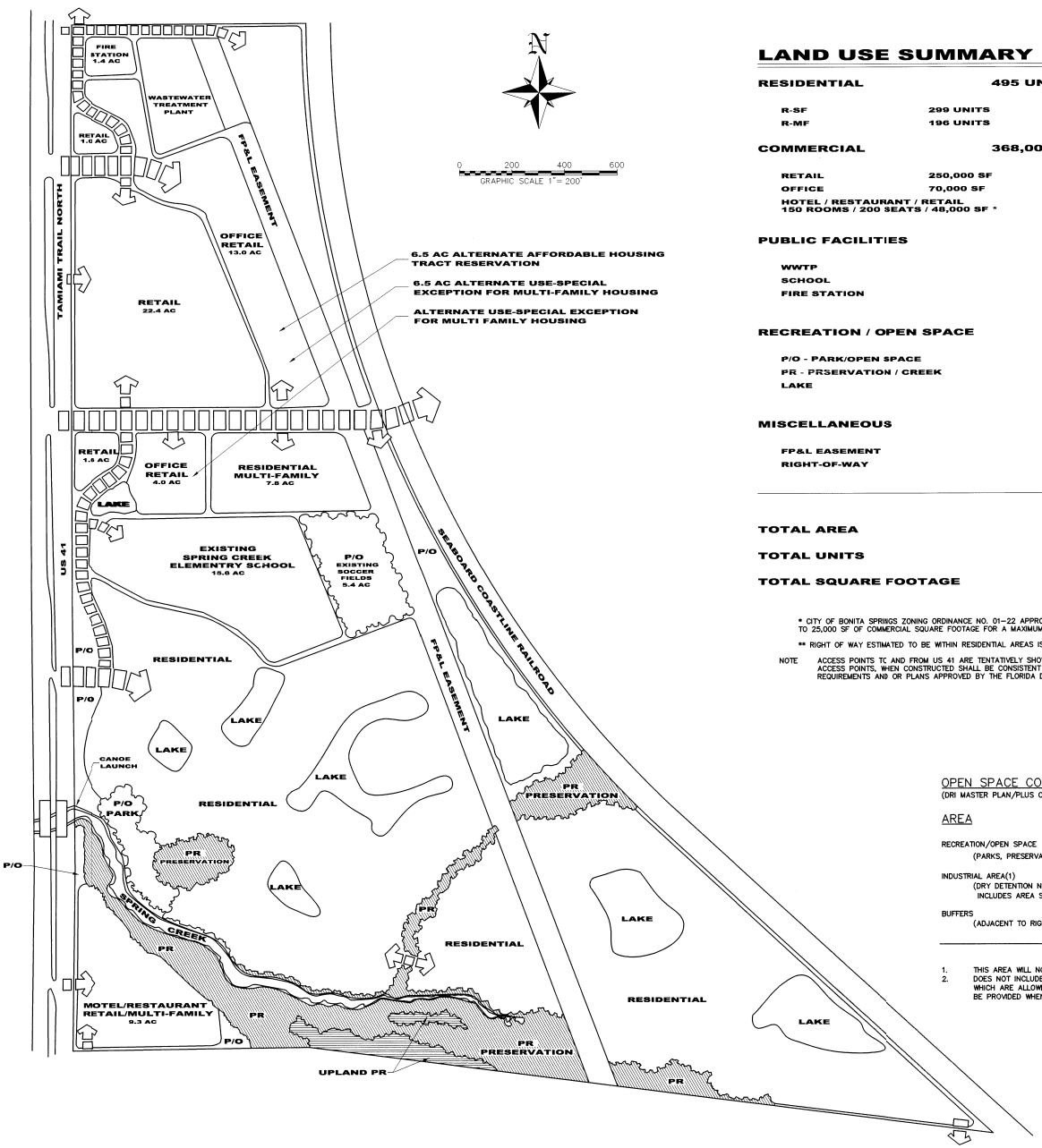
kwiktag® 022 566 305

Maps for

Case #: DRI2005-000506



LAND USE SUMMARY

RESIDENTIAL	**495 UNITS**	**89.8 AC**
R-SF	299 UNITS	82.0 AC
R-MF	196 UNITS	7.8 AC
COMMERCIAL	**368,000 SF**	**51.3 AC**
RETAIL	250,000 SF	36.0 AC
OFFICE	70,000 SF	6.0 AC
HOTEL / RESTAURANT / RETAIL 150 ROOMS / 200 SEATS / 48,000 SF *		9.3 AC
PUBLIC FACILITIES		**33.0 AC**
WWTP		16.1 AC
SCHOOL		15.56 AC
FIRE STATION		1.34 AC
RECREATION / OPEN SPACE		**63.5 AC**
P/O - PARK/OPEN SPACE		15.5 AC
PR - PRSERVATION / CREEK		28.0 AC
LAKE		20.0 AC
MISCELLANEOUS		**40.8 AC**
FP&L EASEMENT		13.8 AC
RIGHT-OF-WAY		27.0 AC **
TOTAL AREA		**278.4 AC**
TOTAL UNITS		**495**
TOTAL SQUARE FOOTAGE		**368,000**

* CITY OF BONITA SPRINGS ZONING ORDINANCE NO. 01-22 APPROVED THE CONVERSION OF 150 HOTEL ROOMS TO 25,000 SF OF COMMERCIAL SQUARE FOOTAGE FOR A MAXIMUM TOTAL OF 78,000 SF.

** RIGHT OF WAY ESTIMATED TO BE WITHIN RESIDENTIAL AREAS IS INCLUDED IN THIS ACREAGE.

NOTE ACCESS POINTS TC AND FROM US 41 ARE TENTATIVELY SHOWN ON THE MASTER LAND USE PLAN ACCESS POINTS, WHEN CONSTRUCTED SHALL BE CONSISTENT WITH ACCESS MANAGEMENT REQUIREMENTS AND OR PLANS APPROVED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

OPEN SPACE COMMITMENTS
(DRI MASTER PLAN/PLUS OTHER PLANNED OPEN SPACE AREAS)

AREA	APPROXIMATE ACRES
RECREATION/OPEN SPACE (PARKS, PRESERVATION AREAS, CREEKS & LAKES)	52.8
INDUSTRIAL AREA(1) (DRY DETENTION NORTH OF PRESERVATION AREA. INCLUDES AREA SURROUNDING AND NORTH OF LAKE)	4.0
BUFFERS (ADJACENT TO RIGHT OF WAYS AND BETWEEN LAND USES)	5.9
	62.7(2)

1. THIS AREA WILL NOT BE DEVELOPED EXCEPT AS WATER MANAGEMENT/OPEN SPACE.
2. DOES NOT INCLUDE ANY ACREAGE FOR LANDSCAPED AREAS IN OFF-STREET PARTKING LOTS WHICH ARE ALLOWED AS OPEN SPACE IN THE LOCAL DEVELOPMENT REGULATIONS AND WILL BE PROVIDED WHEN THE RETAIL AND OFFICE AREAS ARE DEVELOPED.

DRI 2005-00006

PREPARED FOR:
CAPREIT DEVELOPMENT
11200 ROCKVILLE PIKE, SUITE 100
ROCKVILLE, MD 20852

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Engineering License # EB 8449
Survey License # LB 6990

DRI MASTER LAND USE PLAN - FOR PROJECT EAST OF U.S. 41
SPRING CREEK DRI - MAP H
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04/22/05	1922	1992_DRI	---	SEM	JRH	1" = 200'	1	1	34-45-E SEC. 21 & 22