Post-it® eLabel 006 085 624

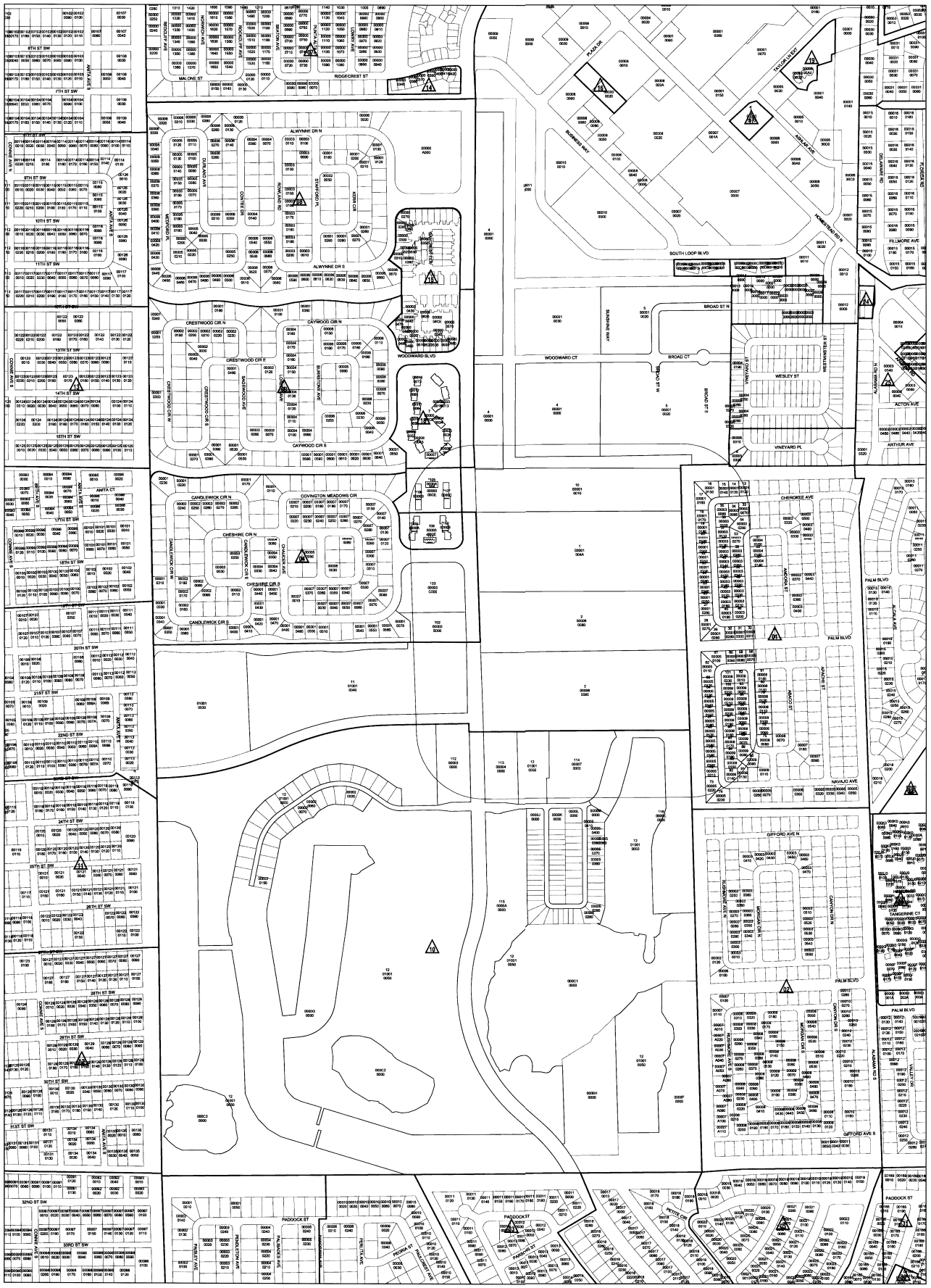
Maps for Case #: DCI2004-00028

DCI2004-00028

VARIANCE REPORT

3/23/2004

Subject Parcels : 3 Affected Parcels : 176 Buffer Distance : 500 ft



N
W E
S

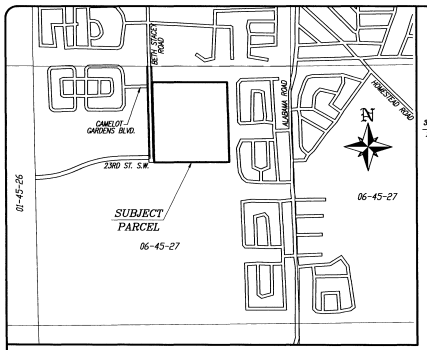
06-45-27-00-00001.004A et al.

1,200 600 0 1,200 Feet

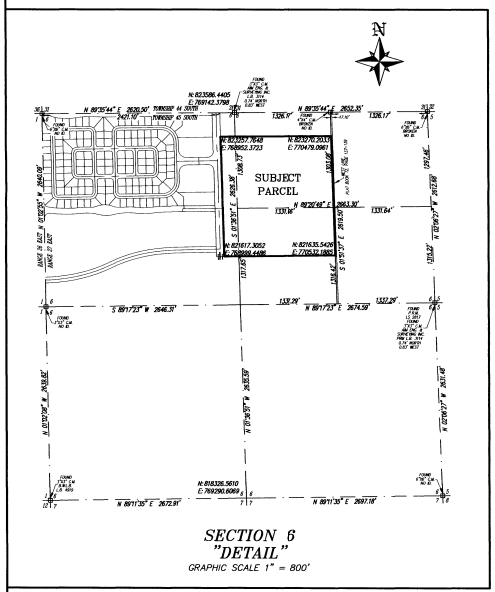
SURVEY PLAT

OF

A PARCEL OF LAND LYING IN
SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE



SECTION 6
"DETAIL"
GRAPHIC SCALE 1" = 800'

N 89°35'44" E 2620.50'
2421.10' DRAINAGE EASEMENT
S 89°35'44" W 2652.35'
1326.17'
N 01°51'37" W 1526.77'
N 89°32'00" E 1526.77'
1327.54' BARB WIRE FENCE
199.23'
327.18'
CAMELOT GARDENS BOULEVARD
(100' WIDE)
BETH STACEY BOULEVARD
(100' WIDE)
981.55'
977.31'
1641.13'
1645.58'
NORTH 4/11THS COMMITMENT NO.: CF-1008701
REMAINDER COMMITMENT NO.: CF-1008703
SOUTH 4/11THS COMMITMENT NO.: CF-1008702
25' FOOT RIGHT-OF-WAY EASEMENT RESERVATION (O.R. 1174, PAGE 111)
(S 1/2, SW 1/4, NW 1/4, NE 1/4)
1331.66'
N 89°20'49" E 2663.30'
23RD STREET S.W.
(80' WIDE)
(O.R. 2835, PAGE 2735-2741)
198.37'
1334.48'
S 89°19'06" W 1532.85'
658.83'
658.21'
UNPLATTED
(PROPOSED COPPERHEAD)
CHEROKEE AVENUE
NAVAHO AVENUE
YELLOWTAIL EXTENSION CANAL
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 5
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
PORTION PARKWOOD V (PLAT BOOK 28, PAGE 101-105) AS DESCRIBED IN (O.R. 2840, PAGE 1177)
PORTION PARKWOOD V (PLAT BOOK 28, PAGE 101-105)
STONE EDGE CONDOMINIUM PHASE 1 PORTION PARCEL "A" PARKWOOD IV (PLAT BOOK 28, PAGE 96-100)
CAMELOT GARDENS CONDOMINIUM PORTION PARCEL "A" PARKWOOD IV (PLAT BOOK 28, PAGE 96-100)
PORTION PARCEL "B" PARKWOOD IV (PLAT BOOK 28, PAGE 96-100)
PORTION PARCEL "B" PARKWOOD IV (PLAT BOOK 28, PAGE 96-100)
EASTERLY RIGHT-OF-WAY LINE BETH STACEY BOULEVARD (PLAT BOOK 28, PAGE 96-100)
SOUTH SECTION LINE
SOUTH 1/4 CORNER
SOUTHEAST CORNER WEST HALF NORTHEAST QUARTER NOT FOUND
CENTER OF SECTION NOT FOUND
SET I.R. FOUND 5/8" I.R. W.K.E. L.B. 4923 0.3' SOUTH 1.55' EAST
FOUND 3"x3" C.M. K&K ENG. & SURVEYING, INC. L.B. 4923 0.3' NORTH 0.85' WEST
FOUND 4"x4" C.M. NO. 6 BROKEN
FOUND 4"x4" C.M. BROKEN NO. 10
FENCE CORNER 0.7' SOUTH 0.9' EAST
FENCE CORNER 1.4' SOUTH 8.0' WEST
FENCE CORNER 1.0' SOUTH 1.8' EAST
FENCE CORNER 3.1' SOUTH 1.2' EAST
FOUND 5/8" I.R. NO ID 3.0' SOUTH 2.3' EAST
SET I.R. FOUND 5/8" I.R. NO ID 3.0' SOUTH 1.5' EAST
FOUND 5/8" I.R. W.K.E. L.B. 4923 0.3' SOUTH 1.55' EAST
FOUND 5/8" I.R. W.K.E. L.B. 4923 0.3' NORTH 0.85' WEST
FOUND 5/8" I.R. W.K.E. L.B. 4923 0.3' SOUTH 1.55' EAST
FOUND 5/8" I.R. W.K.E. L.B. 4923 0.3' NORTH 0.85' WEST
BARB WIRE FENCE
OVERHEAD LINES
W.P.P.
C.M.A.
T.S.R.
T.S.T.
W.M.
S.M.H.
M.E.S.
24" R.C.P.
DRAINAGE EASEMENT
GRASS MEDIAN
SIDEWALK
CANAL
DRY CANAL
TOP OF BANK
DITCH
SOUTH LINE
WEST LINE
EAST LINE
PLAT BOOK 12, PAGE 137-139
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
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LOT 17
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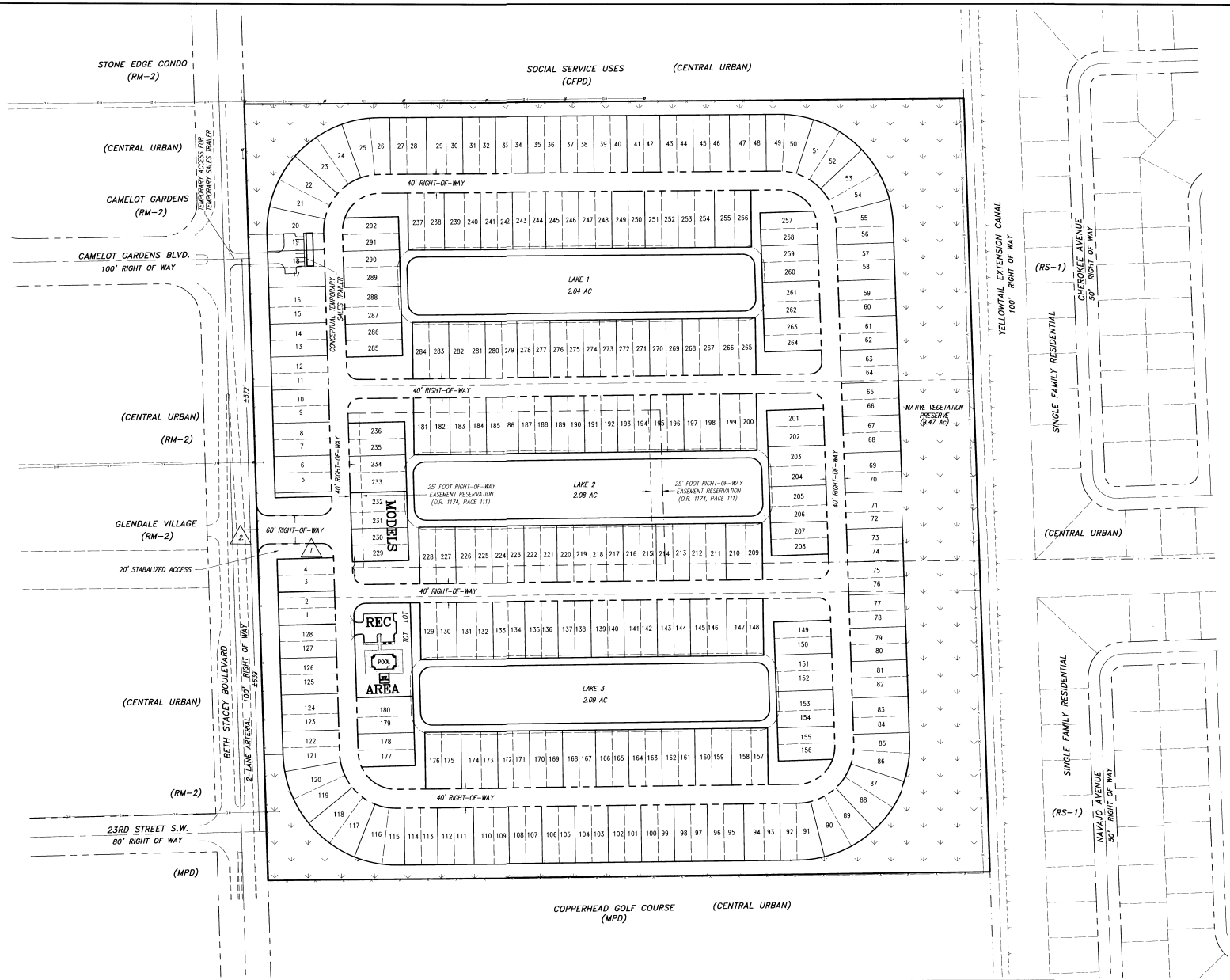
LOT 27
LOT 28
SET I.R. FOUND 5/8" I.R. W.K.E. L.B. 4923 0.3' SOUTH 1.55' EAST
SET I.R. FOUND 5/8" I.R. W.K.E. L.B. 4923 0.3' NORTH 0.85' WEST
SET I.R. FOUND 5/8" I.R. NO ID 3.0' SOUTH 2.3' EAST
SET I.R. FOUND 5/8" I.R. NO ID 3.0' SOUTH 1.5' EAST
FOUND 5/8" I.R. W.K.E. L.B. 4923 0.3' SOUTH 1.55' EAST
FOUND 5/8" I.R. W.K.E. L.B. 4923 0.3' NORTH 0.85' WE



N

0 100 200 300
GRAPHIC SCALE 1" = 100

NOTES:

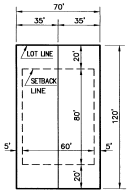
1. PARCEL ADDRESS: 1,3,5 BETH STACEY BOULEVARD LEHIGH, FLORIDA 33936
2. CURRENT ZONING: AG-2
3. PROPOSED ZONING: RPD
4. FUTURE LAND USE: CENTRAL URBAN
5. A TYPE "D" BUFFER WILL BE PLANTED ALONG THE RIGHT OF WAY
6. LOCATION OF APPROVED DEVIATIONS

LAND USE AREAS:

SITE AREA:	57.53 Ac.
NATIVE VEGETATION PRESERVE:	9.47 Ac. (16.5%)
LAKE:	6.22 Ac. (10.8%)
RIGHT-OF-WAY:	6.26 Ac. (10.9%)
RESIDENTIAL TRACT:	30.41 Ac. (52.9%)
COMMON AREA:	5.17 Ac. (9.0%)

UNIT COUNT:

NET SITE AREA:	57.53 Ac.
TOTAL UNITS PROPOSED:	296 TOTAL
LAND USE CLASSIFICATION:	CENTRAL URBAN
PROPOSED ZONING:	RESIDENTIAL PLANNED DEVELOPMENT (RPD)



TYPICAL LOT:
N.T.S.

APPROVED
Master Concept Plan
Site Plan # 04-062 Page 1 of 1
Subject to conditions in Resolution Z-04-062
Case # DCI2004-00028

RECEIVED
NOV 10 2004
PERMIT COUNTER

DCI2004-00028

PREPARED FOR:

KB HOME
12535 NEW BRITTANY BOULEVARD, SUITE 28
FORT MYERS, FLORIDA 33907
PH: (239)-274-5664

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN
VISTANNA
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04-28-04	1830	MCP	SEH	DGP	JGH	1"=100' SEH	1	1	

C:\Temp\1830_Mcp_1_1_04T1.DWG, 11/9/2004 2:38:18 PM, Steve Johnson