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EXHIBITS

CASE # DC12006 00010

CASE NAME: Hemingway Pointe

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? ____ YES ____ NO

LOCATION OF BOARDS_____

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

PLEASE SEE ATTACHED MASTER CONCEPT PLAN SUPPLEMENTAL INFORMATION FOR GENERAL NOTES AND GENERAL CONDITIONS.

1a = ELEVATION DESIGNATION. * FOR ELEVATION PLEASE SEE WEBSITE
M = MODEL HOME UNIT LOCATION
CT = CONSTRUCTION TRAILER LOCATION
RS = REAL ESTATE SALES OFFICE

PROPOSED LAND USE TABLE:

ESTIMATED LAKE AREA: 5.0± Ac.
ESTIMATED DEVELOPMENT AND R.O.W.: 23.5± Ac.
ESTIMATED PRESERVE AREA: 15.0± Ac.
TOTAL SITE AREA: 75.1± Ac.

REGULATORY OPEN SPACE TABLE:

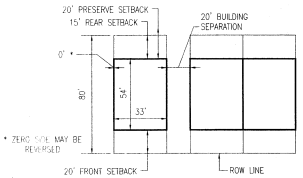
SITE AREA: 75.1± Ac.
REQUIRED OPEN SPACE (40%): 30.0± Ac.
REQUIRED INDIGENOUS OPEN SPACE: 15.0± Ac.
PROPOSED LAKE AREA OFFSET UP TO MAXIMUM 25% OF REQUIRED (5.0± Ac.)
LAKE AREA PROVIDED: 5.0± Ac.

PROVIDED INDIGENOUS OPEN SPACE:
INDIGENOUS PRESERVE A: 7.3± ACRES
INDIGENOUS PRESERVE B: 2.1± ACRES
INDIGENOUS PRESERVE C: 0.8± ACRES
INDIGENOUS PRESERVE D: 3.1± ACRES
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TOTAL PROVIDED INDIGENOUS OPEN SPACE = 15.0± ACRES
TOTAL PROVIDED OPEN SPACE = MINIMUM 15.0± ACRES

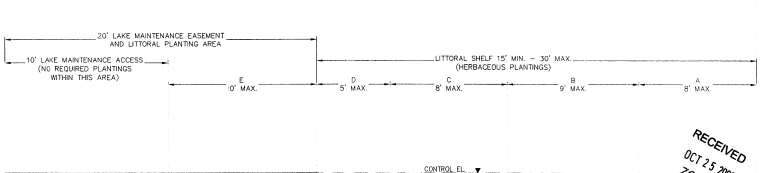
PROJECT SUMMARY DATA:

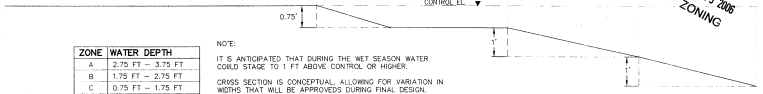
PROPOSED USE: 267 MULTI-FAMILY RESIDENTIAL UNITS
SITE AREA: 75.1± Ac.
LAND USE CLASSIFICATION: OUTLYING SUBURBAN
EXISTING ZONING: AG-2
PROPOSED ZONING: MPD
WATER: LEE COUNTY UTILITIES
SEWER: LEE COUNTY UTILITIES
FIRE DISTRICT: FORT MYERS SHORES
FLOOD ZONE: PER LEE COUNTY FLOOD ZONE MAP





TYPICAL TOWNHOME LOT WITH SETBACKS
FOR ZERO LOT LINE
NOT TO SCALE





ZONE	WATER DEPTH
A	2.75 FT – 3.75 FT
B	1.75 FT – 2.75 FT
C	0.75 FT – 1.75 FT
D	0.75 FT – 1.75 FT
E	0 FT – 1 FT

NOTE:
IT IS ANTICIPATED THAT DURING THE WET SEASON WATER COULD STAGE TO 1 FT ABOVE CONTROL OR HIGHER.

CROSS SECTION IS CONCEPTUAL, ALLOWING FOR VARIATION IN WIDTHS THAT WILL BE APPROVED DURING FINAL DESIGN.

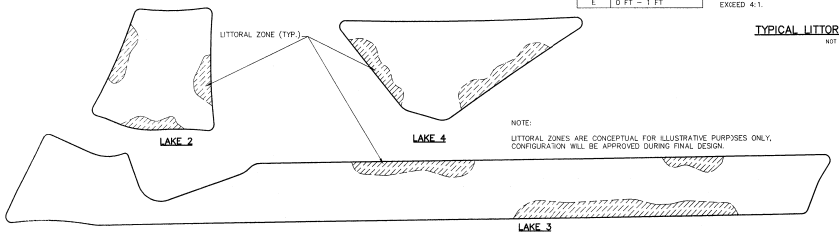
SLOPES WILL VARY BASED ON FINAL DESIGN AND WILL NOT EXCEED 4:1.

TYPICAL LITTORAL ZONE SECTION
NOT TO SCALE

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ZONING

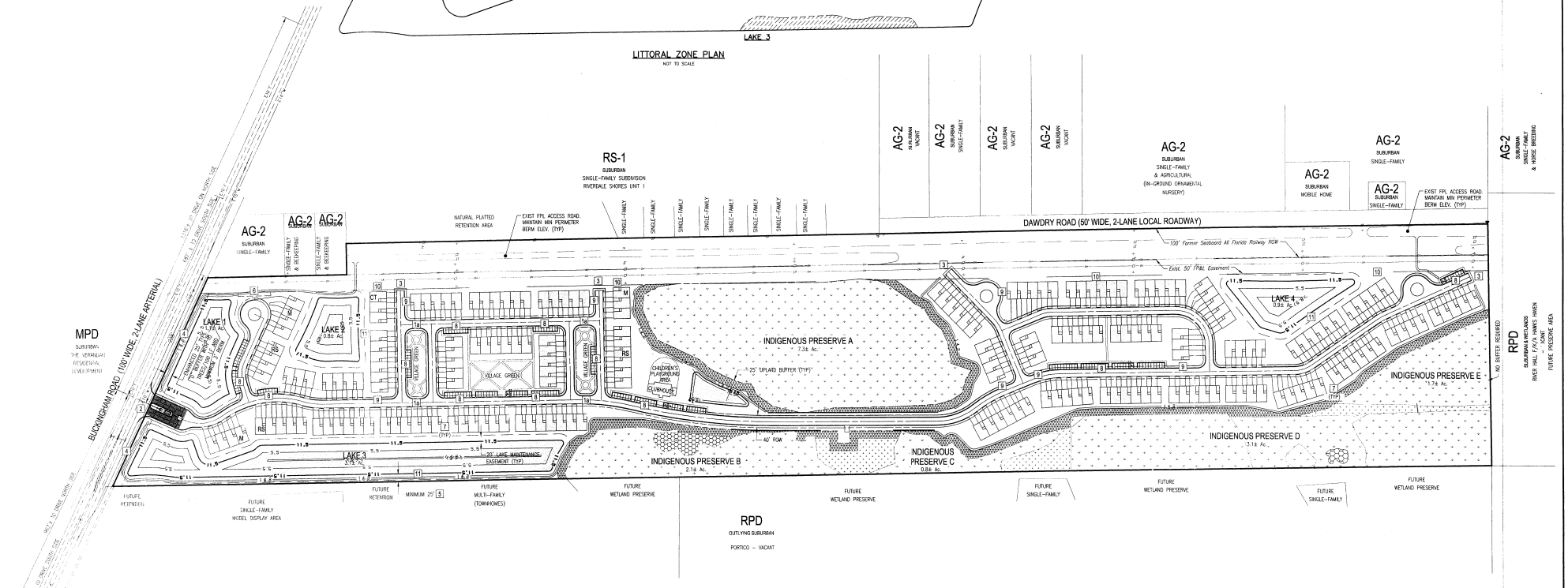
LITTORAL ZONE PLANTING LIST:

ZONE A	
WATER LILLIES	*NYMPHAE SPP.*
SPADDERDOCK	*NUPHAR LUTEUM*
ZONE B	
PICKERELWEED	*PONTEDERIA CORDATA*
SAW GRASS	*CLADIUM*
SPIKE RUSH	*ELEOCHARIS INTERSTINCTA*
ARROW HEAD	*SAGITTARIA SPP.*
ALLIGATOR FLAG	*THALIA GENICULATA*
FLAT SEDGE	*CYPERUS ARTICULATUS*
BULRUSH	*SCIRPUS SPP.*
ZONE C	
RUSHES	*JUNCUS*
PICKERELWEED	*PONTEDERIA CORDATA*
ARROW HEAD	*SAGITTARIA SPP.*
ZONE D	
SWAMP LILY	*CRINUM AMERICANUM*
POP ASH	*FRAXINUS CAROLINIANA*
WATER HYSSOP	*BACOPA MONNIERI*
SPIDER LILY	*HYMENOCALLIS SPP.*
BLUE FLAG IRIS	*IRIS SPP.*
GOLDEN CANNA	*CANNA FLACCIDA*
SOFT RUSH	*JUNCUS EFFUSUS*
ZONE E	
WAX MYRTLE	*MYRICA CERIFERA*
CABBAGE PALM	*SABAL PALMETTO*
RED MAPLE	*ACER RUBRUM*
SWEET BAY	*LAURUS NOBILIS*
CYPRESS	*CHAMAECYPARIS*
LAUREL OAK	*QUERCUS LAURIFOLIA*
BUTTON BUSH	*CEPHALANTHUS OCCIDENTALIS*
CORD GRASS	*SPARTINA BAKERI*
FAKAHATCHEE GRASS	*TRIPSACUM DACTYLOIDES*



NOTE:
LITTORAL ZONES ARE CONCEPTUAL FOR ILLUSTRATIVE PURPOSES ONLY. CONFIGURATION WILL BE APPROVED DURING FINAL DESIGN.

LITTORAL ZONE PLAN
NOT TO SCALE



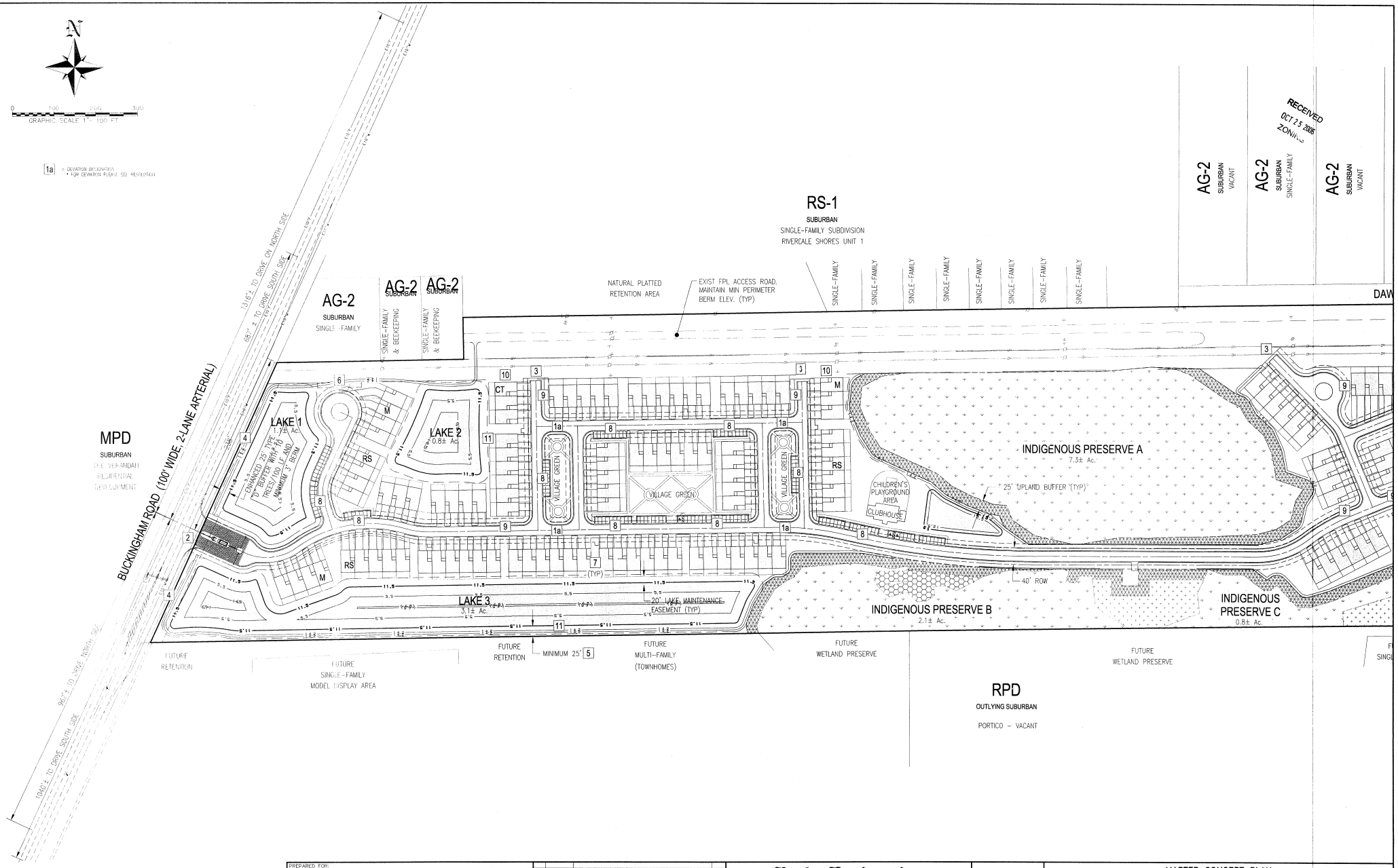
PREPARED FOR:
BUCKINGHAM DEVELOPMENT, LLC
600 CORPORATE DRIVE, SUITE 102
FT LAUDERDALE, FLORIDA 33334
PHONE: (954) 839-8000
FAX: (954) 839-8001

NO.	DATE	REVISION DESCRIPTION	BY
2	9/26/06	REVISED LAYOUT	SCF
1	03/16/06	1ST SUFFICIENCY SUBMITTAL	SEH

Banks Engineering
Professional Engineers, Planners & Land Surveyors
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
HEMINGWAY POINTE
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
JAN 2006	2096	_MCP3	SCF	SCF	SCM	1" = 150'	1	3	



PREPARED FOR:

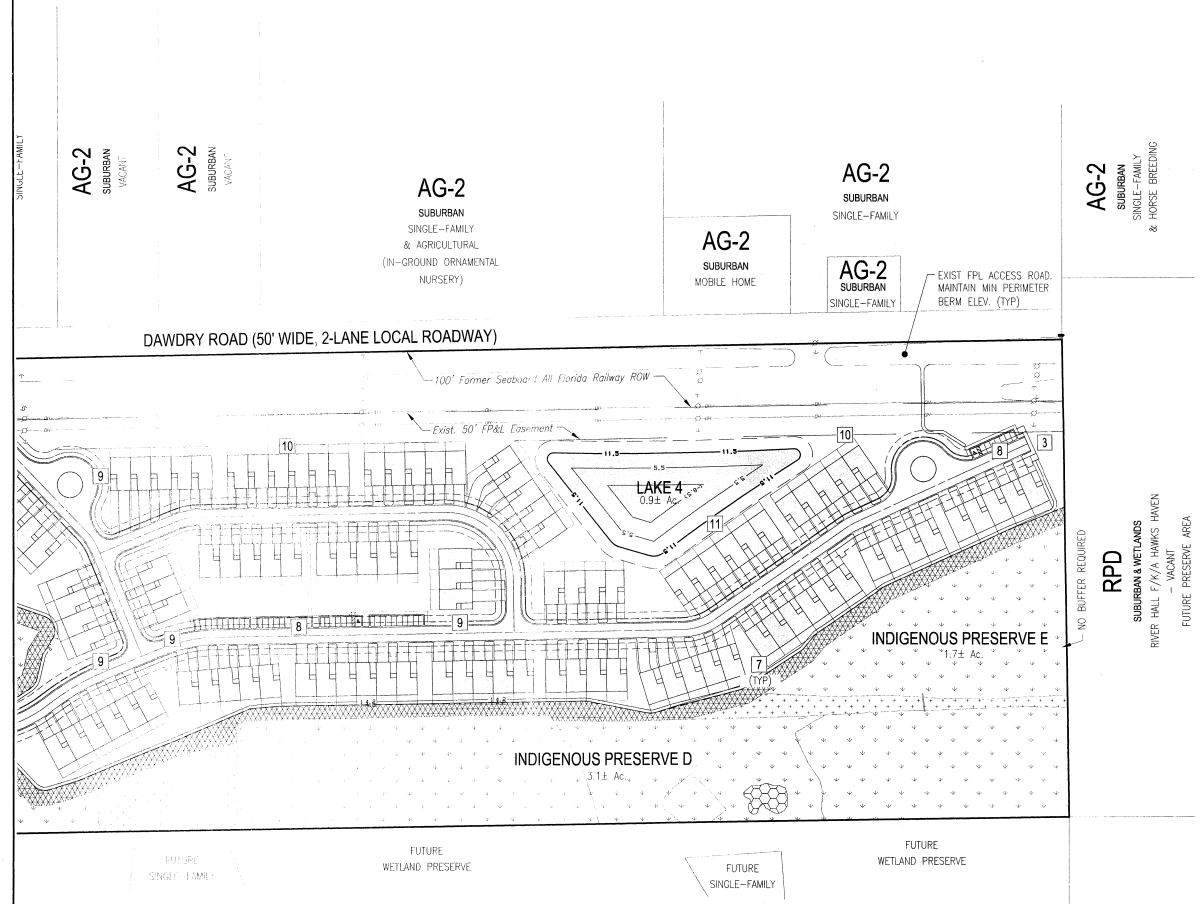
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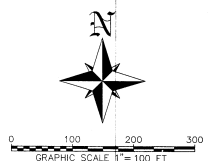
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DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
OCT 2005	2096	_MSP3	SCF	SCF	SCM	1" = 100'	2	3	





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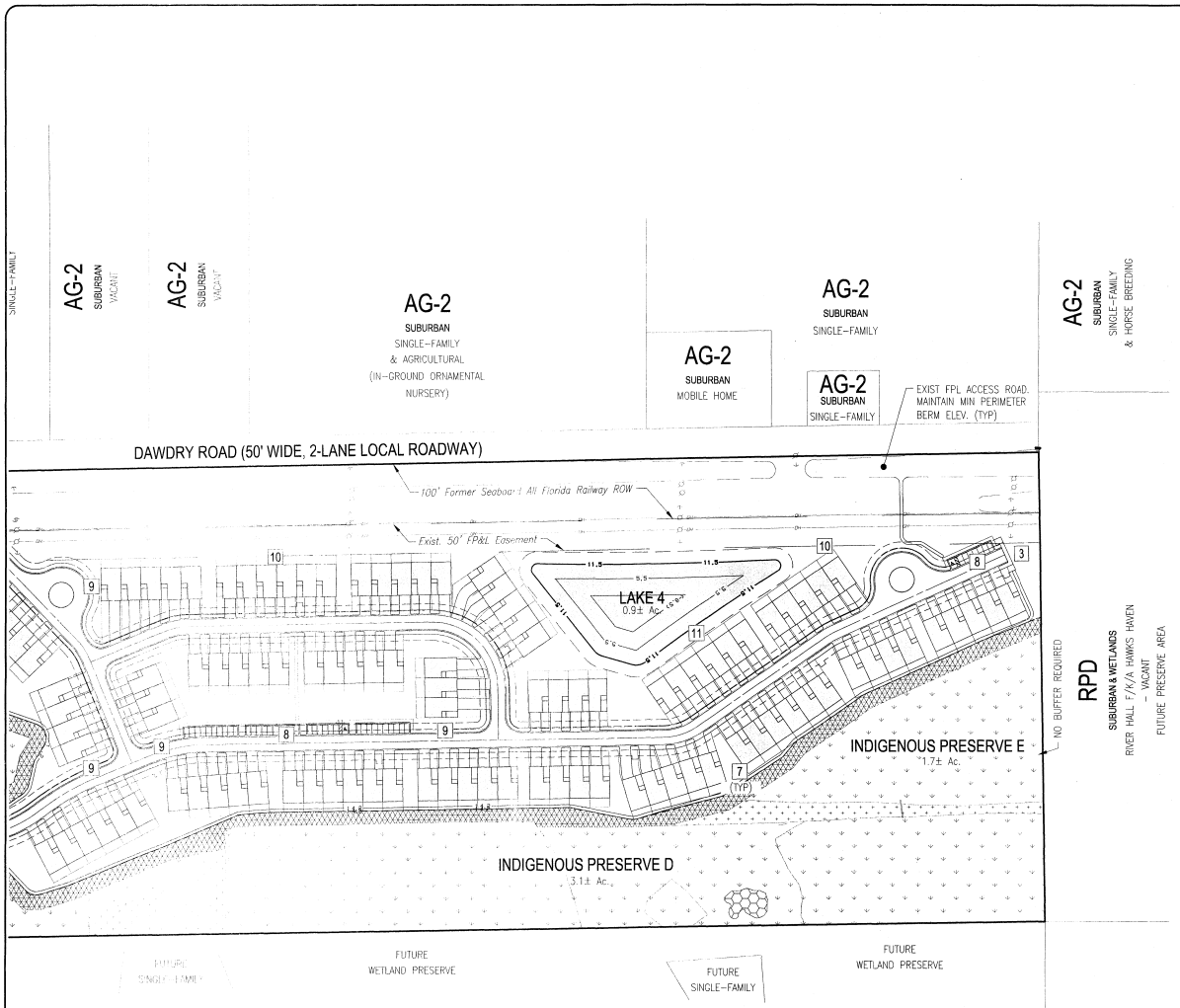
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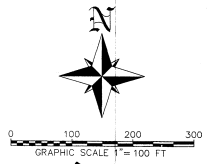
MASTER CONCEPT PLAN

HEMINGWAY POINTE

LEE COUNTY, FLORIDA

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HEMINGWAY POINTE

LEE COUNTY, FLORIDA

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PLEASE SEE ATTACHED MASTER CONCEPT PLAN SUPPLEMENTAL INFORMATION FOR GENERAL NOTES AND GENERAL CONDITIONS.

1a = DEVIATION DESIGNATION
* FOR DEVIATION PLEASE SEE RESOLUTION.
M = MODEL HOME UNIT LOCATION
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PROJECT SUMMARY DATA:

PROPOSED USE: 207 MULTI-FAMILY RESIDENTIAL UNITS

SITE AREA: 75.1± Ac.

LAND USE CLASSIFICATION: OUTLYING SUBURBAN

EXISTING ZONING: AG-2

PROPOSED ZONING: RPD

WATER: LEE COUNTY UTILITIES

SEWER: LEE COUNTY UTILITIES

FIRE DISTRICT: FORT MYERS SHORES

FLOOD ZONE:
PER LEE COUNTY FLOOD ZONE MAP

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TOTAL SITE AREA: 75.1± Ac.

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SITE AREA: 75.1± Ac.

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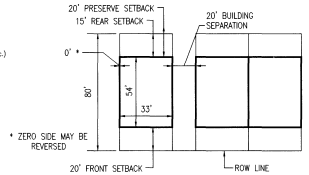
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LAKE AREA PROVIDED: 5.0± Ac.

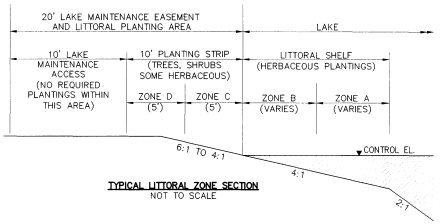
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TOTAL PROVIDED OPEN SPACE = MINIMUM 15.0± ACRES



TYPICAL TOWNHOME LOT WITH SETBACKS
FOR ZERO LOT LINE
NOT TO SCALE



TYPICAL LITTORAL ZONE SECTION
NOT TO SCALE

LITTORAL ZONE PLANTING LIST:

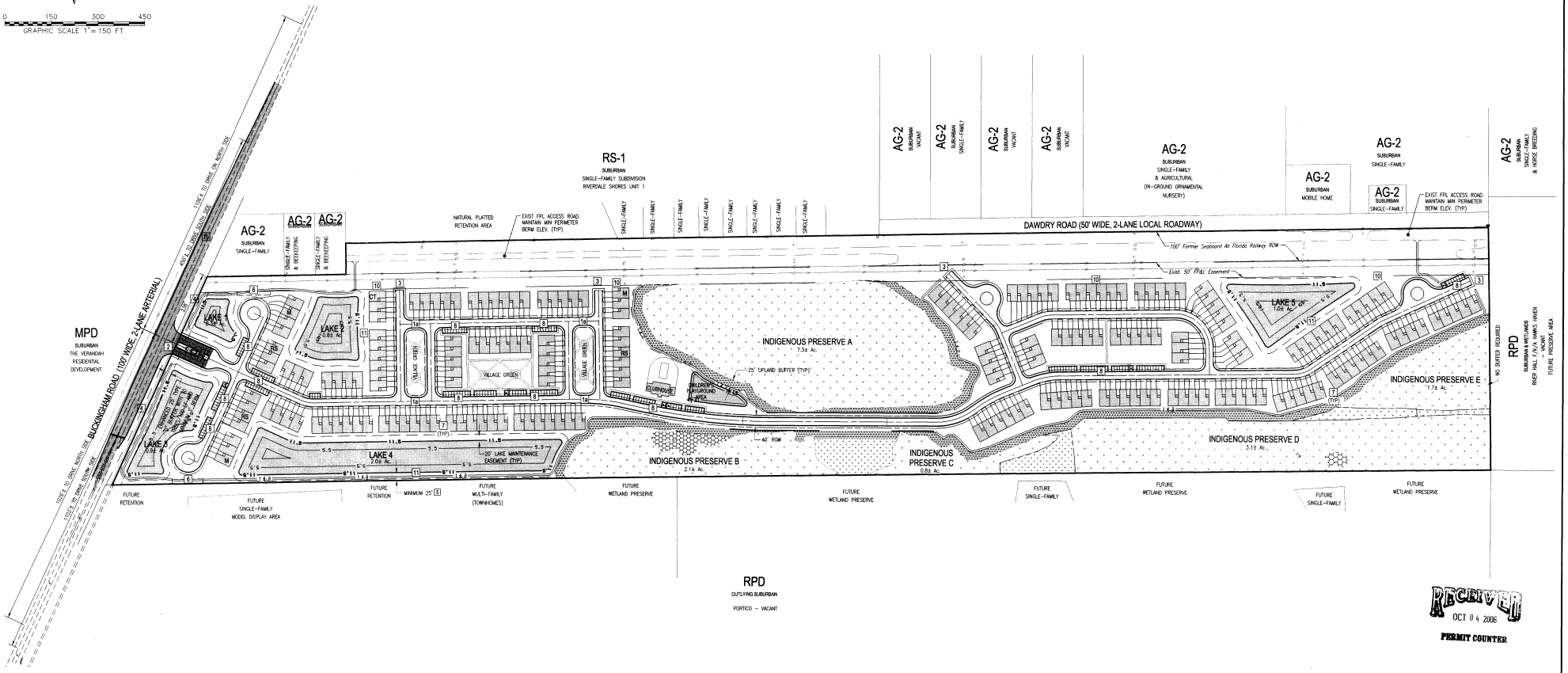
HERBACEOUS PLANTING LIST:

ZONE	COMMON NAME	SCIENTIFIC NAME	ZONE	COMMON NAME	SCIENTIFIC NAME
A	ARROWHEAD	*Sagittaria spp.*	A/B	SWAMP LILY	*Crinum americanum*
A	BLUE FLAG	*Iris spp.*	B	GOLDEN CANNA	*Canna flaccida*
A	BULRUSH	*Scirpus spp.*	B	WATER HYSSOP	*Bacopa monnieri*
A	LEATHER FERN	*Acrostichum danaeifolium*	C/D	CORDGRASS	*Spartina bakeri*
A	PICKERELWEED	*Pontederia cordata*	C/D	DWARF FAKAHATCHEE	*Tripsacum floridana*
A/B	SPIDER LILY	*Hymenocallis sp.*	C/D	FAKAHATCHEE GRASS	*Tripsacum dactyloides*
A/B	SPIKERUSH	*Eleocharis interstincta*	C/D	SWAMP FERN	*Blechnum serrulatum*

TREES & SHRUB PLANTING LIST:

ZONE	COMMON NAME	SCIENTIFIC NAME	ZONE	COMMON NAME	SCIENTIFIC NAME
B/C	DAHOON HOLLY	*Ilex cassine*	C/D	COCOPLUM	*Chrysobalanus icaco*
B/C	LOBLOLLY BAY	*Gordonia lasianthus*	C/D	GREEN BUTTONWOOD	*Conocarpus erectus*
B/C	LAUREL OAK	*Quercus laurifolia*	C/D	SILVER BUTTONWOOD	*Conocarpus erectus*
B/C	RED MAPLE	*Acer rubrum*	C/D	WAX MYRTLE	*Myrica cerifera*
C	RED BAY	*Persea borbonia*	D	LIVE OAK	*Quercus virginiana*
C	WATER OAK	*Quercus nigra*	D	SLASH PINE	*Pinus elliottii var. densa*
C/D	CABBAGE PALM	*Sabal palmetto*			

0 150 300 450
GRAPHIC SCALE 1" = 150 FT



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PREPARED FOR:
BUCKINGHAM DEVELOPMENT, LLC
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FT LAUDERDALE, FLORIDA 33334
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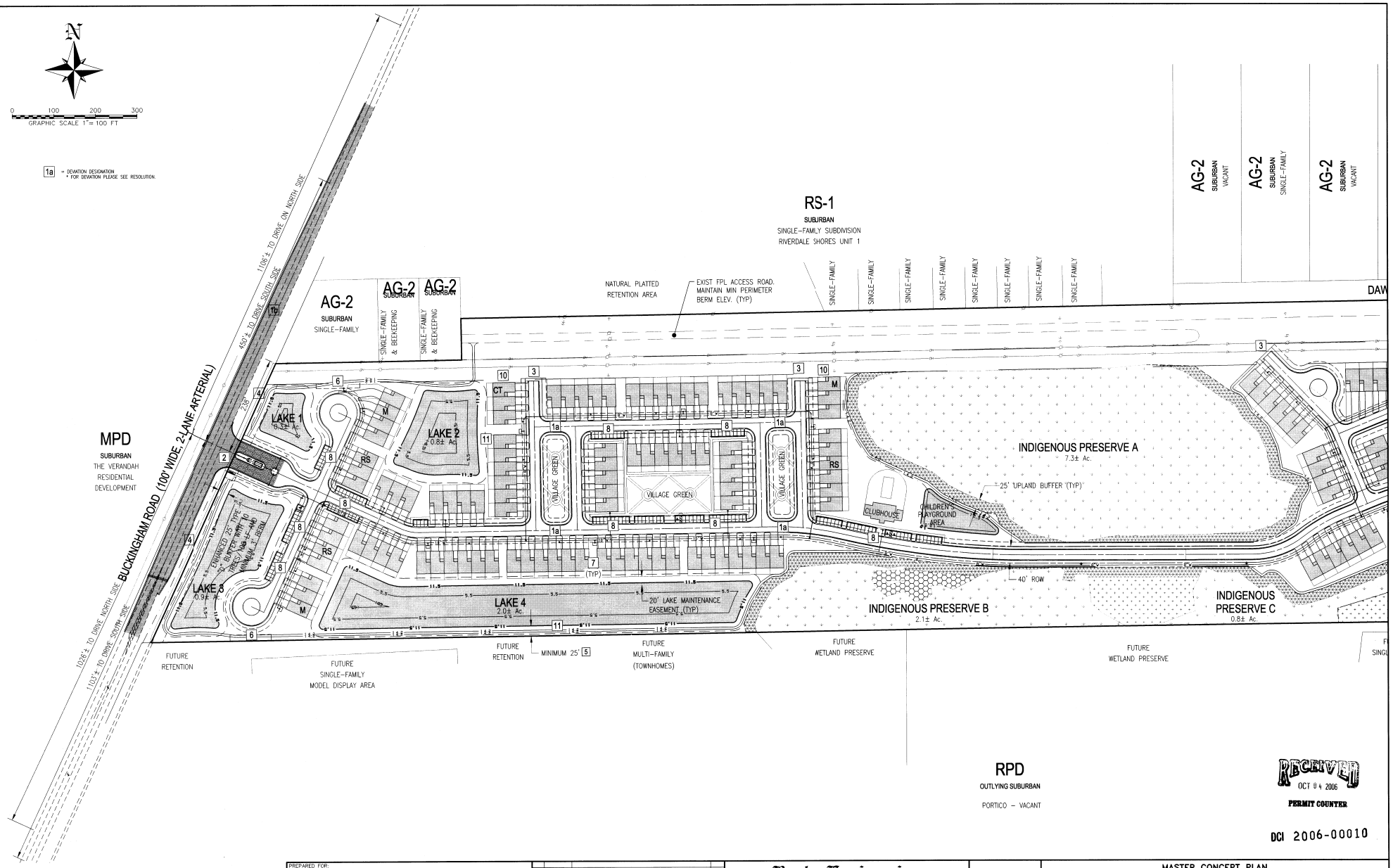
NO.	DATE	REVISION DESCRIPTION	BY
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1	03/16/06	1ST SUFFICIENCY SUBMITTAL	SCH

Banks Engineering
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10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
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MASTER CONCEPT PLAN
HEMINGWAY POINTE
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
JAN 2006	2096	_MCP3	SCF	SCF	SCM	1" = 150'	1	3	

EXHIBIT D-7-M.1



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DCI 2006-00010

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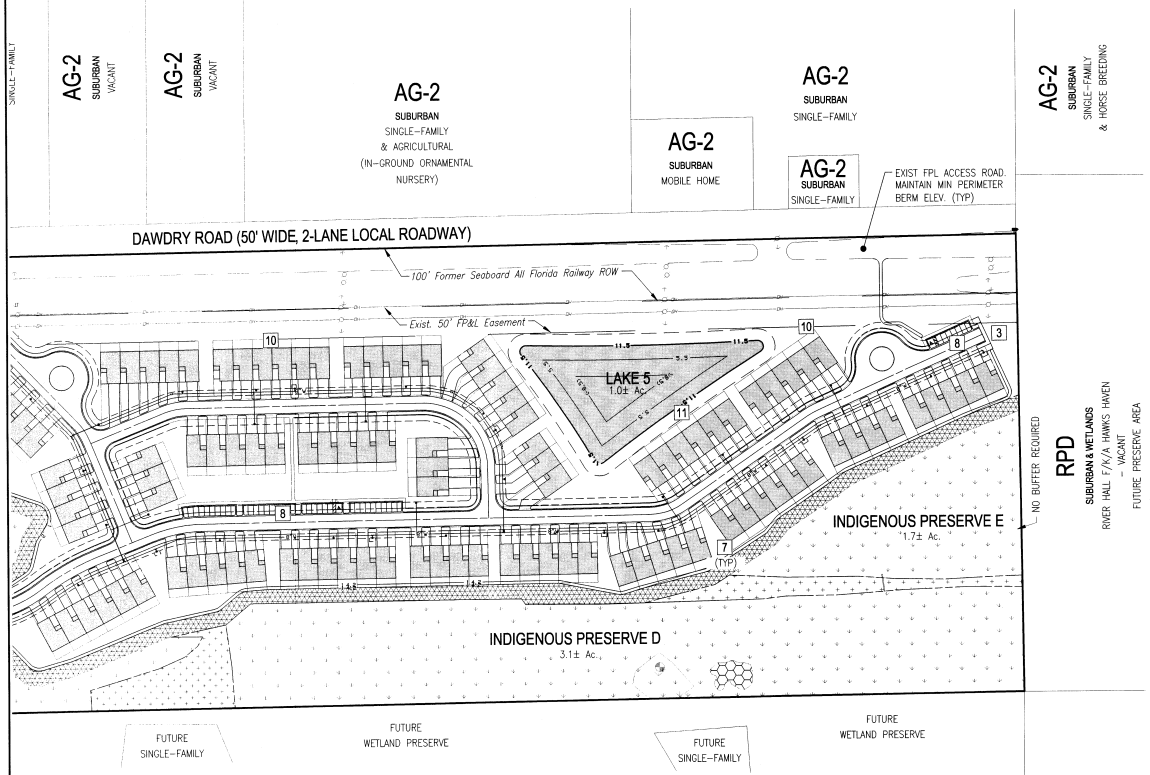
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HEMINGWAY POINTE
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DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
OCT 2005	2096	_MSP3	SCF	SCF	SCM	1" = 100'	2	3	



N

0 100 200 300
GRAPHIC SCALE 1" = 100 FT

1a = DEVIATION DESIGNATION
* FOR DEVIATION PLEASE SEE RESOLUTION.

RECEIVED
OCT 04 2006
PERMIT COUNTER

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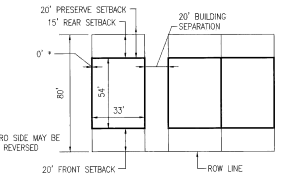
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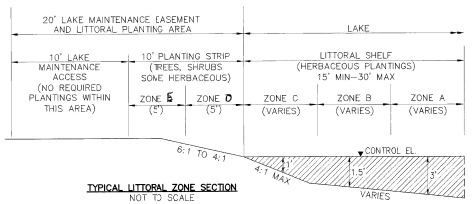
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TOTAL PROVIDED OPEN SPACE = MINIMUM 15.0± ACRES



TYPICAL TOWNHOME LOT WITH SETBACKS
FOR ZERO LOT LINE
NOT TO SCALE



TYPICAL LITTORAL ZONE SECTION
NOT TO SCALE

ZONE	MAX WATER DEPTH
A	3 feet
B	1 ½ feet
C	1 foot
D	½ foot
E	Saturated

LITTORAL ZONE PLANTING LIST:

HERBACEOUS PLANTING LIST:

ZONE	COMMON NAME	SCIENTIFIC NAME	ZONE	COMMON NAME	SCIENTIFIC NAME
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B	LEATHER FERN	*Acrostichum danaeifolium*	D/E	DWARF FAKAHATCHEE	*Tripsacum floridana*
B	PICKERELWEED	*Pontederia cordata*	D/E	FAKAHATCHEE GRASS	*Tripsacum dactyloides*
B/C	SPIDER LILY	*Hymenocallis sp.*	D/E	SWAMP FERN	*Blechnum serrulatum*

TREES & SHRUB PLANTING LIST:

ZONE	COMMON NAME	SCIENTIFIC NAME	ZONE	COMMON NAME	SCIENTIFIC NAME
C/D	DAHOON HOLLY	*Ilex cassine*	D/E	COCOPLUM	*Chrysobalanus icaco*
C/D	LOBLOLLY BAY	*Gordonia lasianthus*	D/E	GREEN BUTTONWOOD	*Conocarpus erectus*
C/D	LAUREL OAK	*Quercus laurifolia*	D/E	SILVER BUTTONWOOD	*Conocarpus erectus*
C/D	RED MAPLE	*Acer rubrum*	D/E	WAX MYRTLE	*Myrica cerifera*
D	RED BAY	*Persea borbonia*	E	LIVE OAK	*Quercus virginiana*
D	WATER OAK	*Quercus nigra*	E	SLASH PINE	*Pinus elliottii var. densa*
D/E	CABBAGE PALM	*Sabal palmetto*			

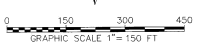


EXHIBIT # 2
10 of 2 sheets
DCI2006-00015

PREPARED FOR:

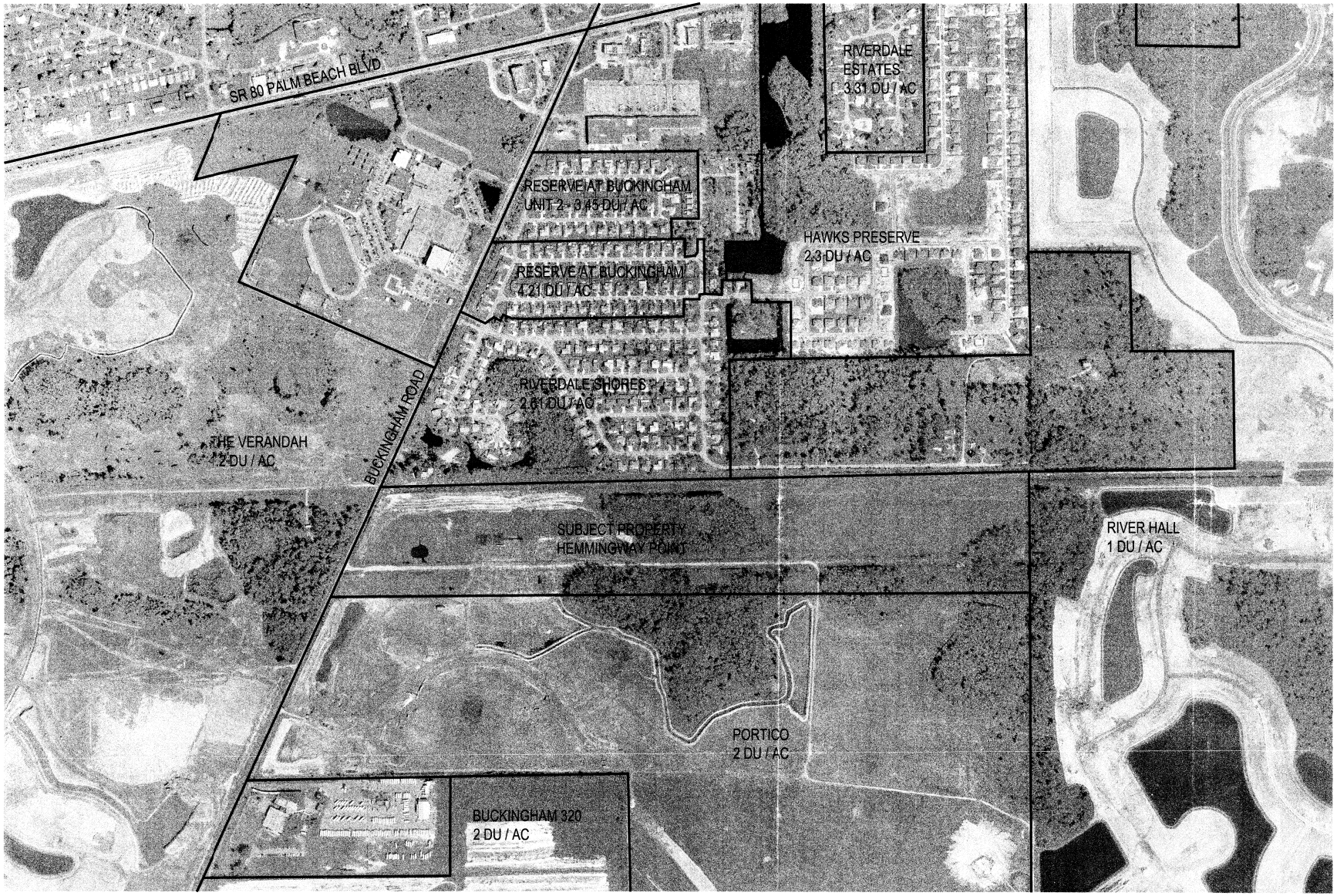
BUCKINGHAM DEVELOPMENT, LLC
600 CORPORATE DRIVE, SUITE 102
FT LAUDERDALE, FLORIDA 33334
PHONE: (954) 839-8000
FAX: (954) 839-8001

NO.	DATE	REVISION DESCRIPTION	BY
2.	9/26/06	REVISED LAYOUT	SCF
1.	03/16/06	1ST SUFFICIENCY SUBMITTAL	SEH

Banks Engineering
Professional Engineers, Planners & Land Surveyors
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
HEMINGWAY POINTE
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
JAN 2006	2096	_MCP3	SCF	SCF	SCM	1" = 150'	1	3	



PREPARED FOR:

BUCKINGHAM DEVELOPMENT, LLC

600 CORPORATE DRIVE, SUITE 102
FT LAUDERDALE, FL 33334
PHONE: (954) 839-8000
FAX: (954) 839-8001

NO.	DATE	REVISION DESCRIPTION	BY

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

SAMUEL W. MARSHALL, P.E.
FLORIDA REG No. 48881

DWELLING UNITS EXHIBIT

HEMINGWAY POINTE

LEE COUNTY, FLORIDA

Applicant's Exhibit # 1
Date Received

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
JUNE 2006	2096	DU-EXHIBIT	JLW	BBF	GCR	1" = 300'	1	1	28-43-26 33-43-26



0 200 400 600
GRAPHIC SCALE 1" = 200' FT

APPLICANT'S EXHIBIT # 5
DCI2006-00078

PREPARED FOR:

BUCKINGHAM DEVELOPMENT, LLC
600 CORPORATE DRIVE, SUITE 102
FT LAUDERDALE, FL 33334
PHONE: (954) 839-8000
FAX: (954) 839-8001

NO.	DATE	REVISION DESCRIPTION	BY

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

SAMUEL W. MARSHALL, P.E.
FLORIDA REG No 48881

ENTRANCE SPACING EXHIBIT

HEMINGWAY POINTE

LEE COUNTY, FLORIDA

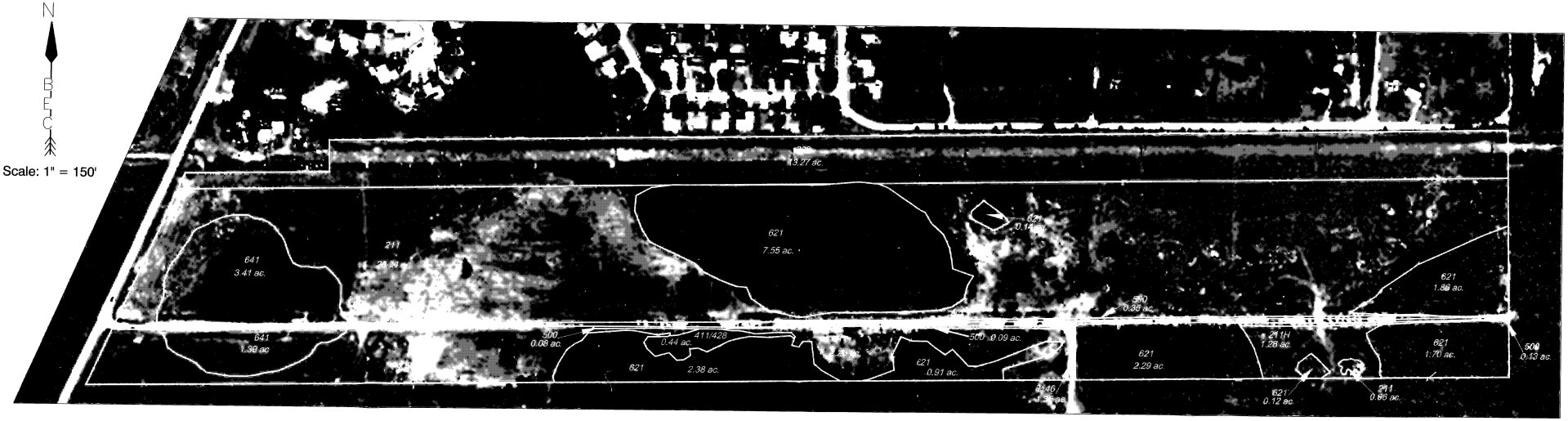
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JUNE 2006	2096	EXHIBIT	JLW	JLW	GCR	1" = 200'	1	1	28-43-26 33-43-26

X:\BECK\L Projects\Kraigrun 77(9999)\ERP\Second Responses\FLUCCS GPS additional wetlands 24x36.dwg Tab: Model Oct 11, 2006 - 8:41am Plotted by: alicia

N

B E C

Scale: 1" = 150'



FLUCCS LEGEND

CODE	DESCRIPTION	UPLAND ACREAGE	WETLANDS ACREAGE	OSW ACREAGE
211	Improved Pasture	34.03 ac.	--	--
211H	Hydric Pasture	--	1.28 ac.	--
411/428	Slash pine-Cabage Palm	0.44 ac.	--	--
500	Ditches	--	--	0.65 ac.
621	Cypress	--	16.95 ac.	--
641	Marsh	--	4.80 ac.	--
740	Disturbed Lands	2.28 ac.	--	--
8146	Dirt Roads	1.35 ac.	--	--
832	Power Line Easesment	13.27 ac.	--	--
	Total	51.37 ac.	23.03 ac.	0.65 ac.
	Total site acreage:	75.05 ac.		

APPLICANT'S SUBMITTAL

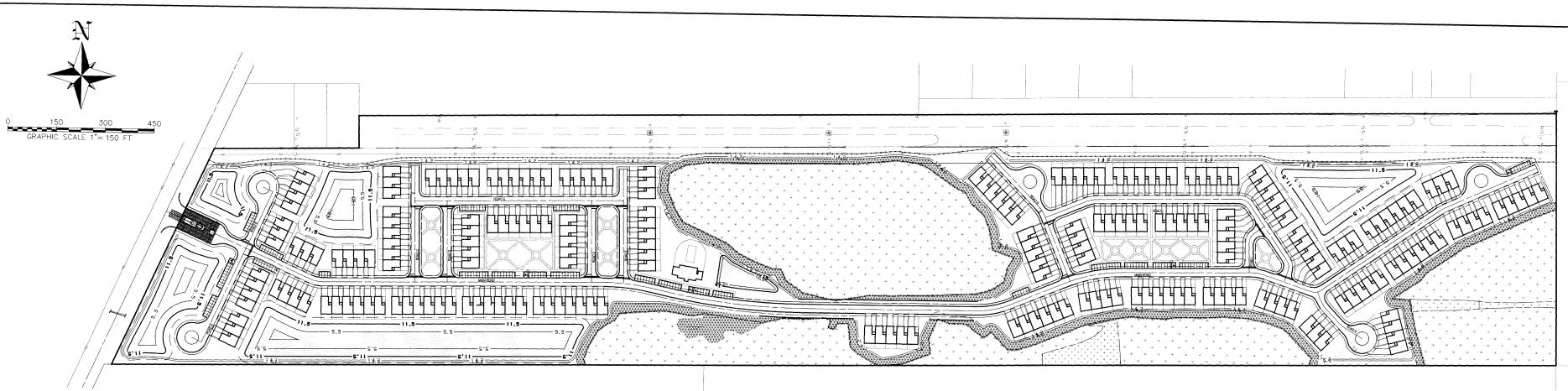
Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (239) 418-0671

Drawn By:	Date:	Category
AML	8/3/2006	FLUCFCS
Job Number		Scale:
0.00025		1" = 150'
S/T/R		County
28/43S/26E		Lee

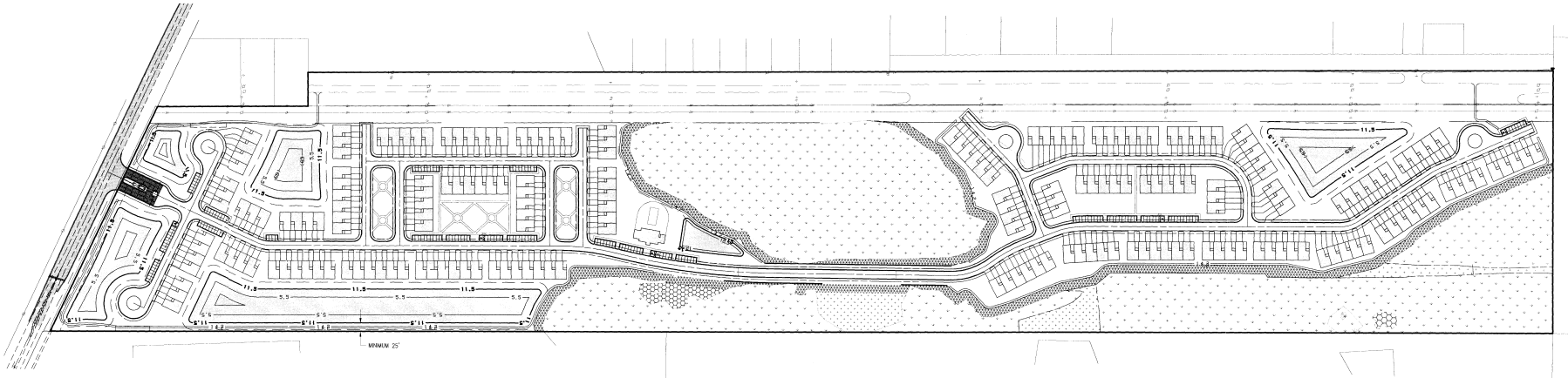
BUCKINGHAM GARDENS

FLUCCS MAP

Revisions	Date:	Page
		Exhibit



ORIGINAL MCP (MARCH 2006 SUBMITTAL)



REVISED MCP PER DRAFT ZONING
STAFF REPORT (SEPTEMBER 2006)

APPLICANT'S EXHIBIT #2
DCI2006-00010

PREPARED FOR:
BUCKINGHAM DEVELOPMENT, LLC
600 CORPORATE DRIVE, SUITE 102
FT LAUDERDALE, FLORIDA 33334
PHONE: (954) 839-8000
FAX: (954) 839-8001

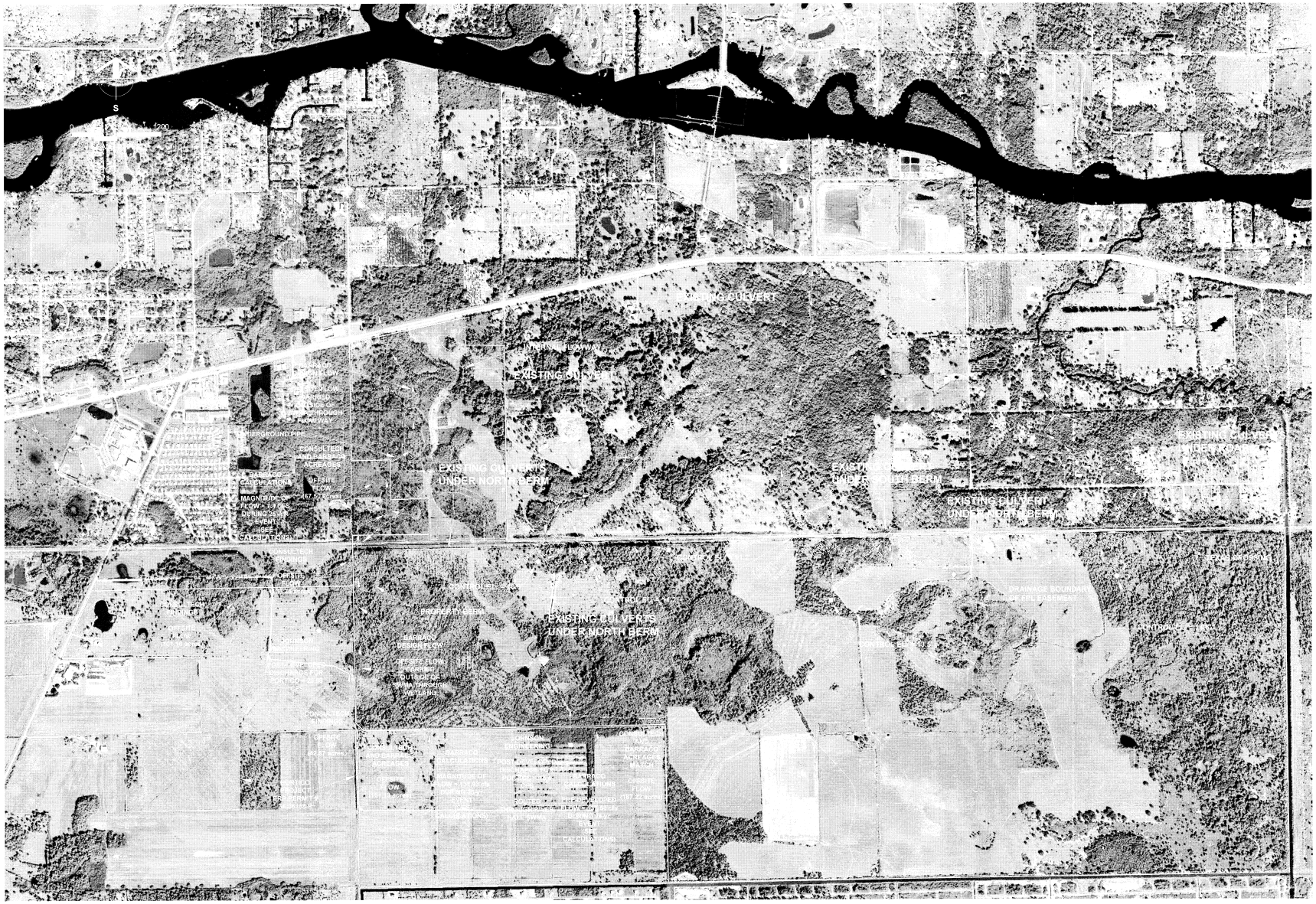
NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
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MASTER CONCEPT PLAN EXHIBIT
HEMINGWAY POINTE
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
OCT 2006	2096	EXHIBIT	SCF	JLW	GCR	1" = 150'	1	1	

S:\Jobs\2000\2096\Engineering\EXHIBIT\2096_MCP.dwg, 10/11/2006 11:15:31 AM, Gerard Rijo



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL

(FORMERLY KNOWN AS HAWKS HAVEN)

BASIN 2, 3 AND 4 E.R.P. PLANS

PART OF SECTION 25-27 AND 34-36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT ENGINEER

CARL A. BARRACO LICENSE NO. 38535 STATE OF FLORIDA REGISTERED ENGINEER

ENGINEER OF RECORD:
CARL A. BARRACO, P.E.
FOR THE FIRM
2271 McGREGOR BOULEVARD
FORT MYERS, FLORIDA 33901
FLORIDA P.E. NO. 38535

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LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ERPMOD3\
PLOT DATE	TUE, 8-1-2006 - 2:19 PM
PLOT BY	JOHN HEALY
DESIGN BY	MATT JONES

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

6/21/06	OFFSITE FLOW CALCULATIONS
6/29/06	OFFSITE PLAN REVISION

PLAN STATUS

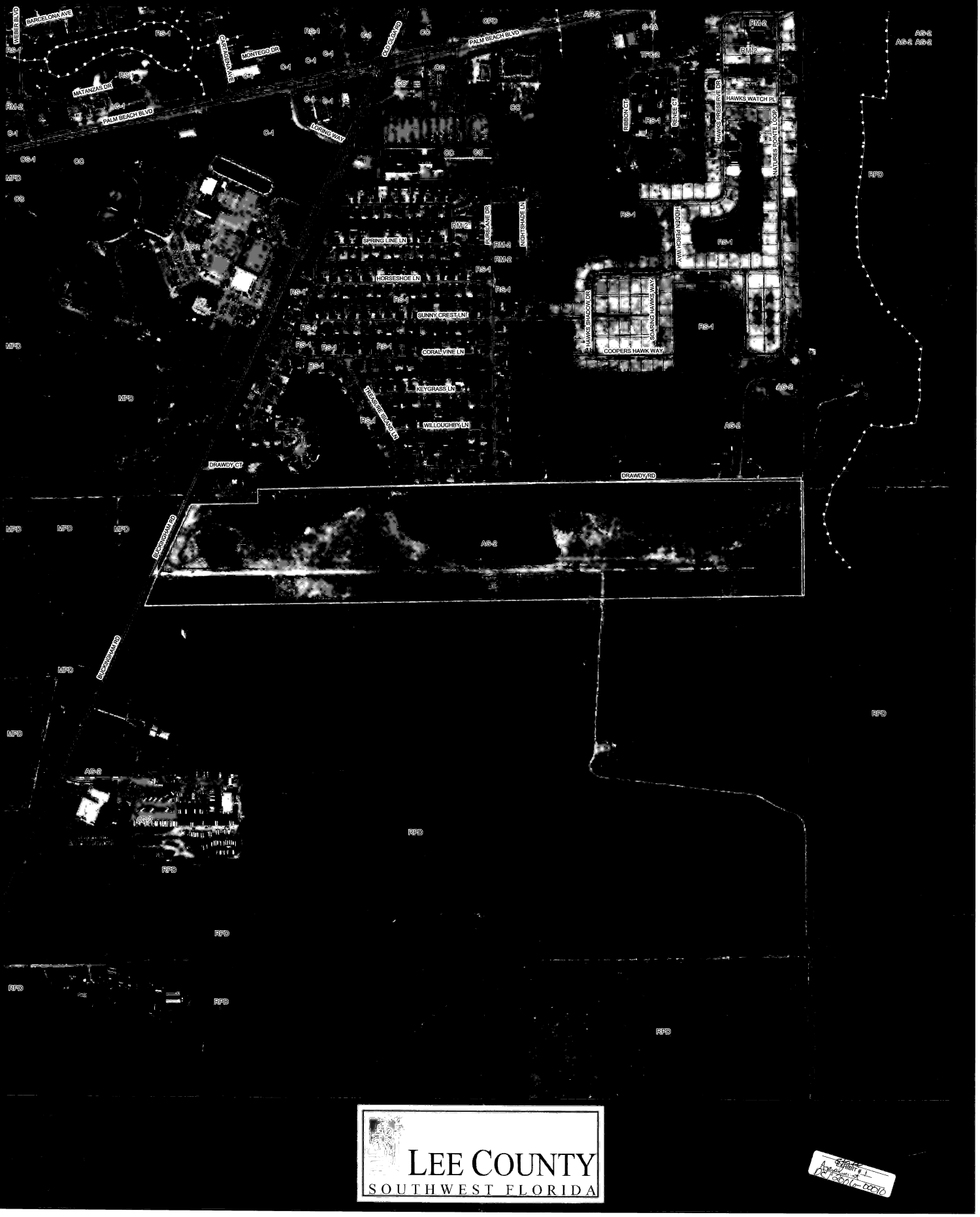
APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

DRAINAGE OUTFALL MAP (BASINS 2-1, 2-3, 2-4, 3-1, 3-3, 4-1)

PROJECT / FILE NO.	SHEET NUMBER
2198[illegible]	3

APPLICANT'S EXHIBIT #

DCI2006-00010 HEMINGWAY POINTE RPD



LEE COUNTY
SOUTHWEST FLORIDA

EXHIBIT # 1