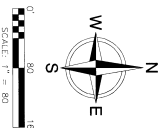




Maps for
Case #: DC12006 - 00070



		
SERVICE AREA LOCATIONS	PROPOSED ACCESS POINTS	LITTORAL SHELF/WATER GARDEN

PARCEL #	LOT AREA (ACRES)	OPEN SPACE REMAINING	OPEN SPACE PROPOSED (ACRES)
LOT 1	1.80±	10%	0.160
LOT 2	9.90±	10%	0.99
LOT 3	1.01±	10%	0.10
LOT 4	1.10±	10%	0.110
LOT 5	1.25±	10%	0.125
LOT 6	0.98±	10%	0.098
LOT 7	0.99±	10%	0.099
LOT 8	0.99±	10%	0.099
TRACT A	45.7±	100%	45.7±
TRACT B	9.26±	100%	9.26±
TOTALS	31.87±	49.03%	15.61±

DCI 2006-00070

OPEN SPACE

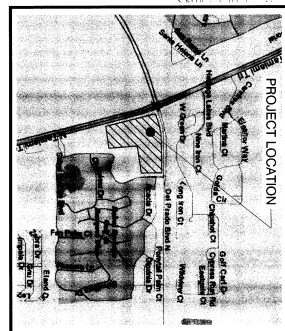
REQUIRED OPEN SPACE: 9.56 AC. (30% OF ENTIRE PROJECT)
PROVIDED OPEN SPACE: 15.63 AC. (49% OF ENTIRE PROJECT)

INDIGENOUS PRESERVE

REQUIRED INDIGENOUS PRESERVE: 4.87 ACRES
PROVIDED INDIGENOUS PRESERVE: 10.79 ACRES
REFER TO LEE COUNTY INDIGENOUS PRESERVATION /
ENHANCEMENT PLAN PREPARED BY BOTANICAL ENVIRONMENTAL
CONSULTANTS, INC. DATED 05-24-07 FOR INDIGENOUS
PRESERVE CALCULATIONS AND DESCRIPTIONS.

SITE DATA TABLE

SECTION/TOWNSHIP/RANGE
SEC 22, TWP 43, R1G 24
PROPERTY LOCATION:
SEC US 41 AND DEL PRADO BLVD.
ZONING:
EXISTING: CPD, AG-2, RPD PROPOSED: CPE



LOCATION MAP

S-1-B									
22 - 43 - 24									
DRAWN BY:		C. WILSON		R					
PRJ. #		C. WILSON		V					
PRJ. #		A. BOULET		I					
PRJ. #		001-040		N					
DATE:		12/26/06		S					
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AND ENGINEERING
CERTIFICATE OF AUTHORIZATION No. 6136

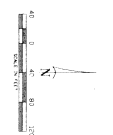
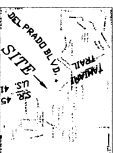
ISSUED FOR: ☐ PRELIMINARY

PARADISE DEVELOPMENT GROUP



**WIN-DELPRADO
COMMERCIAL CENTER
N. FT MYERS, LEE COUNTY, FLORIDA**

MASTER CONCEPT PLAN (MCP)

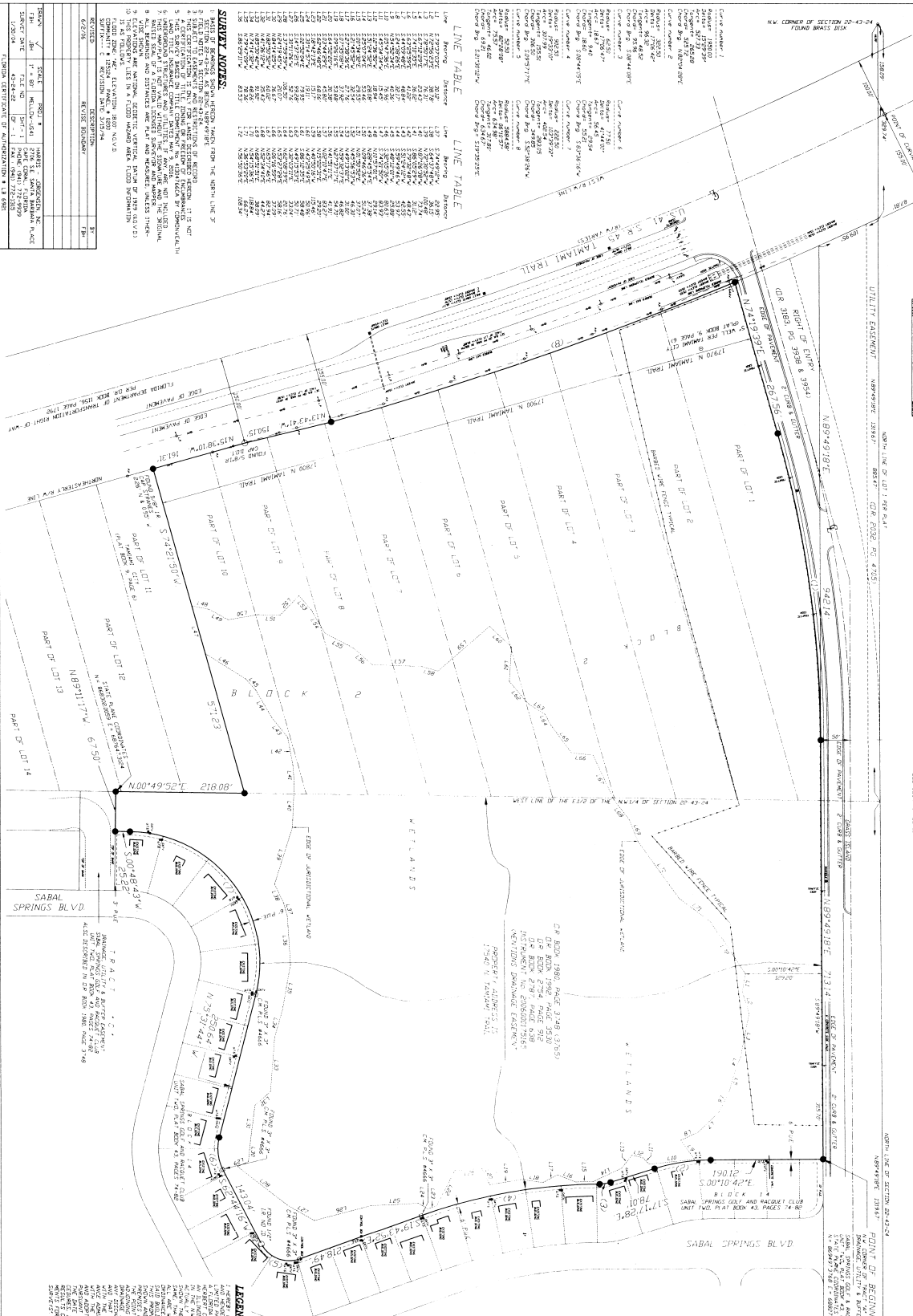


**A PARCEL OF LAND LYING
IN THE N.W. 1/4 OF SECTION 22
T29S R10E E1S
BLOCK 2, TAMPA CITY
LEWIS COUNTY, FLORIDA**

NOTE: OR BOOK 1156, PAGE 1792 IS THE DOCUMENT WHICH CREATES THE
EXISTING EASTERLY RIGHT-OF-WAY LINE OF US 41 (TAMPA TRAIL).
NOTE: THERE ARE NO ENCROACHMENTS ON THIS PROPERTY.
NOTE: PER TITLE COMMITMENT NO. 419476564.
SCHEDULE B SECTION 2 EXCEPTS 1, 2, 3, 4, 5, 7, 9, 10, 12 AND 14
ARE NOT PLATABLE. NOT SURVEY RELATED.
SCHEDULE B SECTION 2 EXCEPTS 8 AND 11 ARE PLOTTED.

DU: 2006-00070

RECEIVED
JUL 12 2006
COMMUNITY DEVELOPMENT

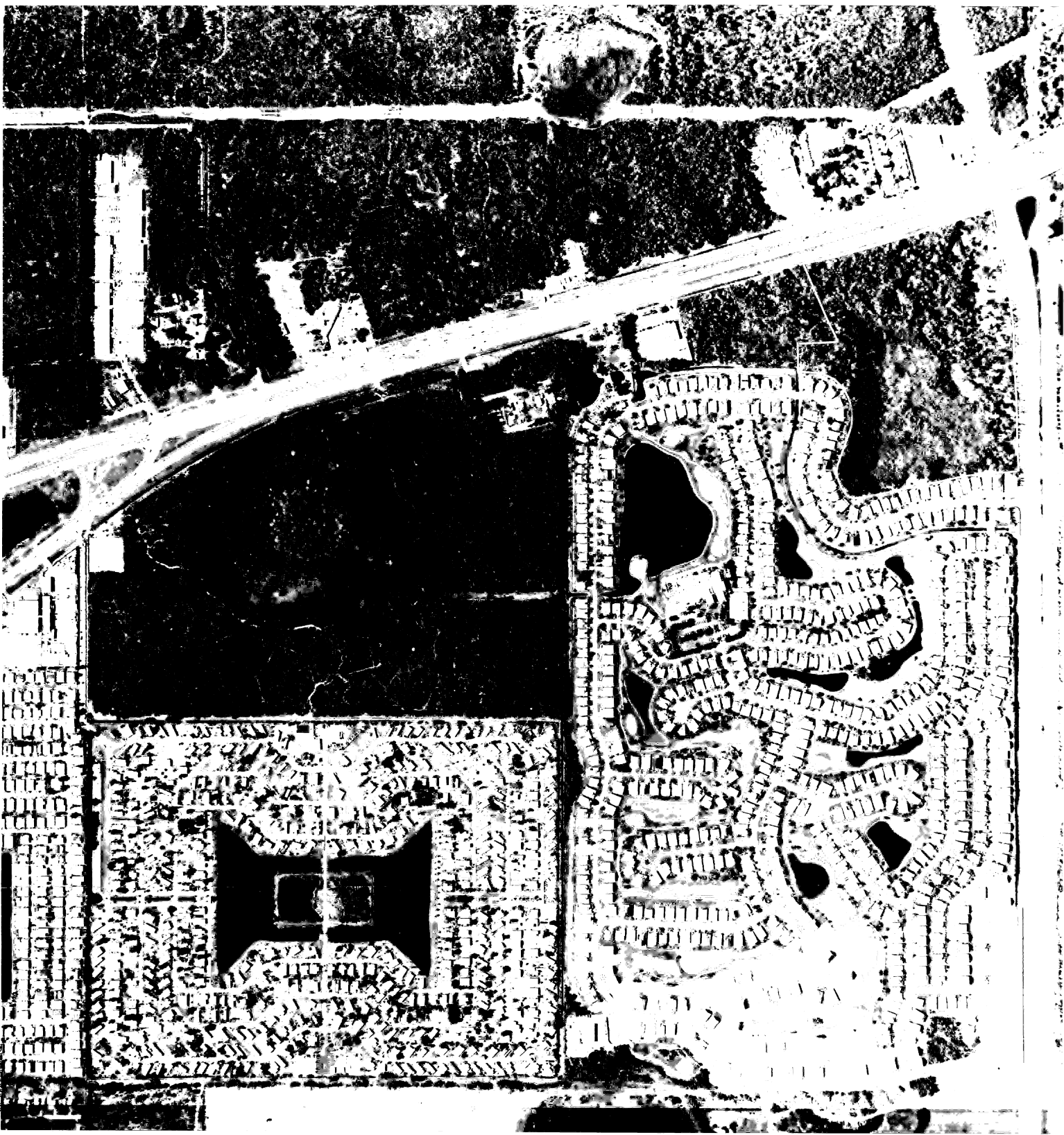


LEGEND:

- 1. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 2. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 3. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 4. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 5. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 6. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 7. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 8. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 9. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 10. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 11. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 12. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 13. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA
- 14. 1/4 SECTION 22, T29S R10E E1S, LEWIS COUNTY, FLORIDA

NOTES:

1. THE SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND BY THE USE OF THE FOLLOWING DATA:
2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND BY THE USE OF THE FOLLOWING DATA:
3. THE SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND BY THE USE OF THE FOLLOWING DATA:
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13. THE SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND BY THE USE OF THE FOLLOWING DATA:
14. THE SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND BY THE USE OF THE FOLLOWING DATA:



0 200 400 600 800
SCALE 1" = 200'

PRELIMINARY PHOTOGRAPHIC SURVEY
FOR THE DEPARTMENT OF REVENUE
FOR ASSESSMENT PURPOSES ONLY



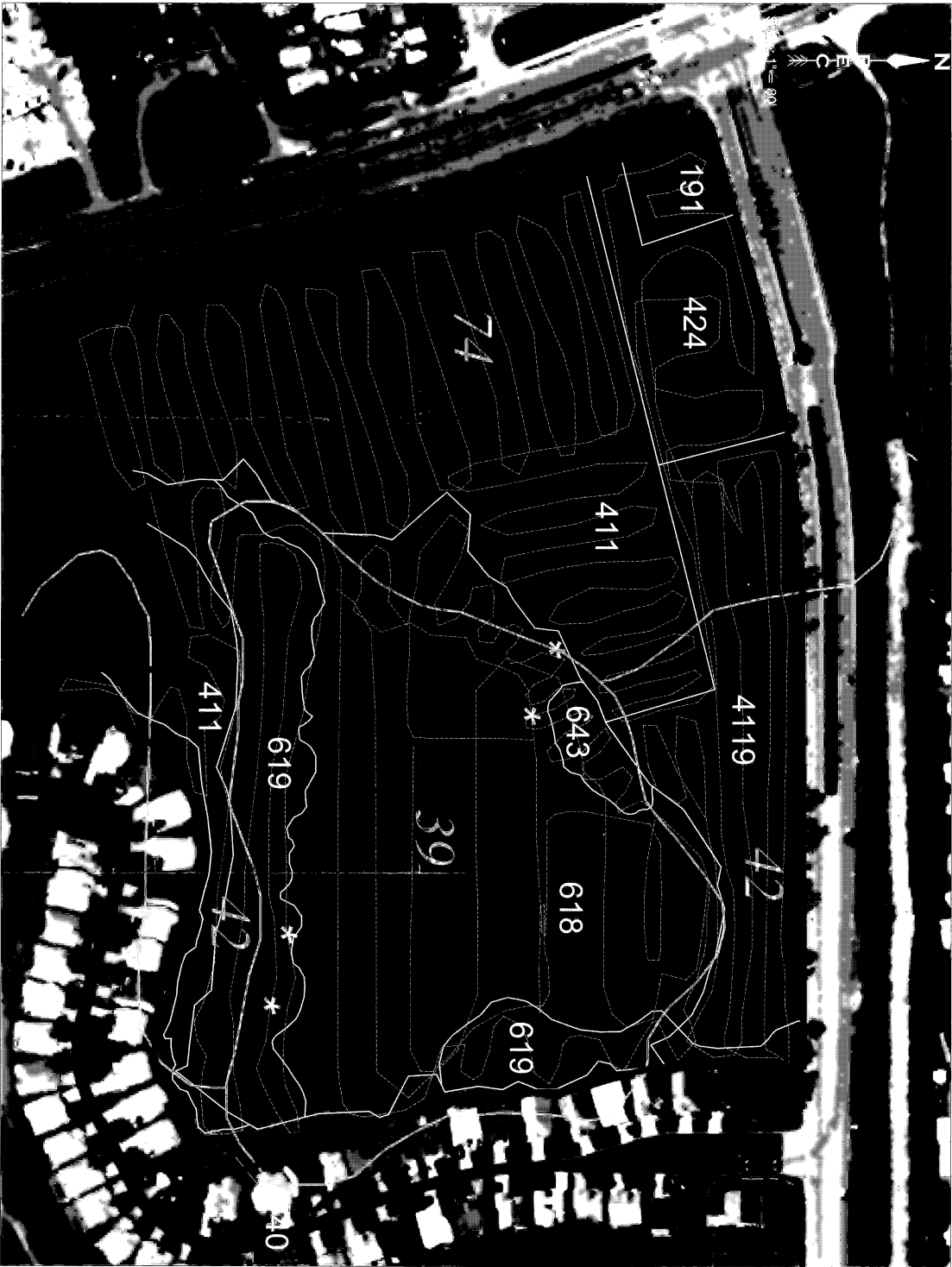
LEE COUNTY
FLORIDA

TRACT	SECTION	RANGE	SHEET NO.	DATE
11-700	22	43S	24E	107D

RECEIVED
JUL 12 2006
COMMITTEE DEVELOPMENT

DOI 2006-00070

EXHIBIT 6-D



FLUCFCS LEGEND

- 191 Undeveloped Land Within Urban Areas
- 411 Pine Flatwoods
- 4119 Disturbed Pine Flatwoods
- 424 Melaleuca
- 618 Willow Wetlands
- 619 Melaleuca Wetlands
- 643 Wet Prairie
- 740 Disturbed Areas

SOILS LEGEND

- 39 Isles fine sand, depressional
- 42 Wabasso sand, limestone substratum
- 74 Boca fine sand, slough

PROTECTED SPECIES SURVEY LEGEND

STICK NESTLIKE STRUCTURE

TRANSECTS

Boylian Environmental Consultants, Inc. <i>Wetland & Wildlife, Sewerage, Environmental Permitting, Impact Assessments</i> 11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (239) 418-0671	Drawn By: KAS	Date: 6-2-06	Category: FLUCFCS	RECEIVED JUL 12 2006 COMMUNITY DEVELOPMENT	PARADISE CPD	
	Job Number	Scale: 1" = 80'	County: Lee		ZONING MAP	
S/T/R				DOI 2006-00070		
22/43 S/24 E						
				Revisions		
				Date:		
				Page		
				Exhibit		



FLUCFCS LEGEND	ACREAGE
191 Undeveloped Land Within Urban Areas	0.51
411 Pine Flatwoods	10.97
4119 Disturbed Pine Flatwoods	3.93
424 Melaleuca	1.91
618 Willow Wetlands	9.72
619 Melaleuca Wetlands	3.91
643 Wet Prairie	0.40
740 Disturbed Areas	1.30
	+/- 32.65

PROTECTED SPECIES SURVEY LEGEND

STICK NESTLIKE STRUCTURE



WETLANDS = 14.03 Acres

Drawn By:	Date:	Category
KAS	6-2-06	FLUCFCS
Job Number		Scale:
S/T/R		1" = 80'
22/43 S/24 E		County
		Lee

RECEIVED
 JUL 17 2006
 COMMUNITY DEVELOPMENT
 DCD 2006-00070

PARADISE CPD
ZONING MAP

Revisions	Date:	Page
		Exhibit



Scale: 1" = 80'



Approximate Transect Locations

* Stick Nest-like Structures

PSS LEGEND

FLUCFCS LEGEND	ACREAGE
191 Undeveloped Land Within Urban Areas	0.51
411 Pine Flatwoods	10.53
4119 Disturbed Pine Flatwoods	3.94
424 Melaleuca	1.91
618 Willow Wetlands	9.72
619 Melaleuca Wetlands	3.91
643 Wet Prairie	0.40
740 Disturbed Areas	0.95
	+/- 31.87

FLUCFCS LINES

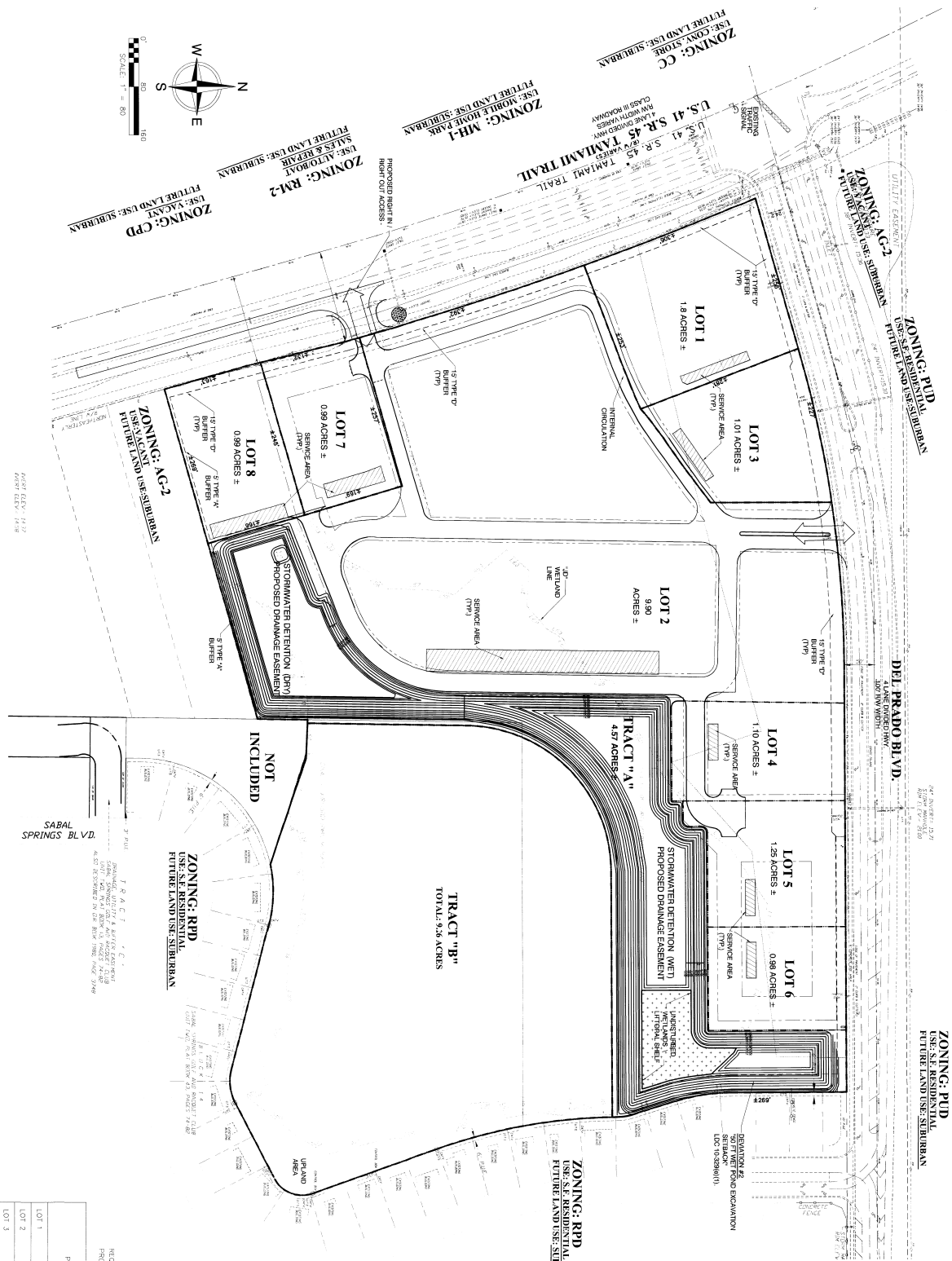
SOILS LINES

TRANSECTS

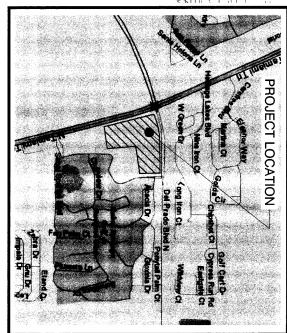


PC1 2006-00070

Boylian Environmental Consultants, Inc. Wetland & Wildlife Studies & Environmental Engineering 11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (239) 418-0071	Drawn By: AML	Date: 1/19/2007	Category: FLUCFCS	PARADISE CPD FLUCFCS, PSS, & SOILS MAP		Revisions		Date:	Page
	Job Number: 2005-217	Scale: 1" = 80'							Exhibit
	S/TR: 22/43S/24E		County: Lee						



LOCATION MAP



SITE DATA TABLE

SECTION/TOWNSHIP/RANGE
SEC 22, TWP 43, R1G 24

PROPERTY LOCATION:
SEC US 41 AND DEL PRADO BLVD.

ZONING:
EXISTING: CPD, AG-2, RP0 PROPPOSED: CPD

INDIGENOUS PRESERVE

REQUIRED INDIGENOUS PRESERVE: 4.8/ ACRE
 REFERRED INDIGENOUS PRESERVE: 10.79 ACRE
 REFER TO LEE COUNTY INDIGENOUS PRESERVATION /
 ENHANCEMENT PLAN PREPARED BY BOYAN ENVIRONMENTAL
 CONSULTANTS, INC. DATED 05-24-07 FOR INDIGENOUS
 PRESERVE CALCULATIONS AND DESCRIPTIONS.

DCI 2006-00070

OPEN SPACE

REQUIRED OPEN SPACE: 9.56 AC. (30% OF ENTIRE PROJECT)
PROVIDED OPEN SPACE: 15.63 AC. (49% OF ENTIRE PROJECT)

Parcel #	LOT AREA (ACRES)	OPEN SPACE RETAINED	OPEN SPACE PROPOSED (ACRES)
LOT 1	1.852	10%	0.383
LOT 2	9.012	10%	0.99
LOT 3	1.012	10%	0.101
LOT 4	1.102	10%	0.110
LOT 5	1.252	10%	0.125
LOT 6	0.982	10%	0.098
LOT 7	0.992	10%	0.099
LOT 8	0.992	10%	0.099
TRACT A	4.572	100%	4.5702
TRACT B	9.262	100%	9.2602
TOTALS	31.872	49.02%	15.522

**WIN-DELPRADO
COMMERCIAL CENTER
N. FT MYERS, LEE COUNTY, FLORIDA**

MASTER CONCEPT PLAN (MCP)

PARADISE DEVELOPMENT GROUP

CIVIL ENGINEERING 2300 CURLEW ROAD, STE 109
LAND PLANNING PALM HARBOR FLORIDA
TRAFFIC/TRANSPORTATION 34683
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCES PHONE (727) 789-9500
SURVEYING FAX (727) 784-6662
GIS AVINCOUR.COM

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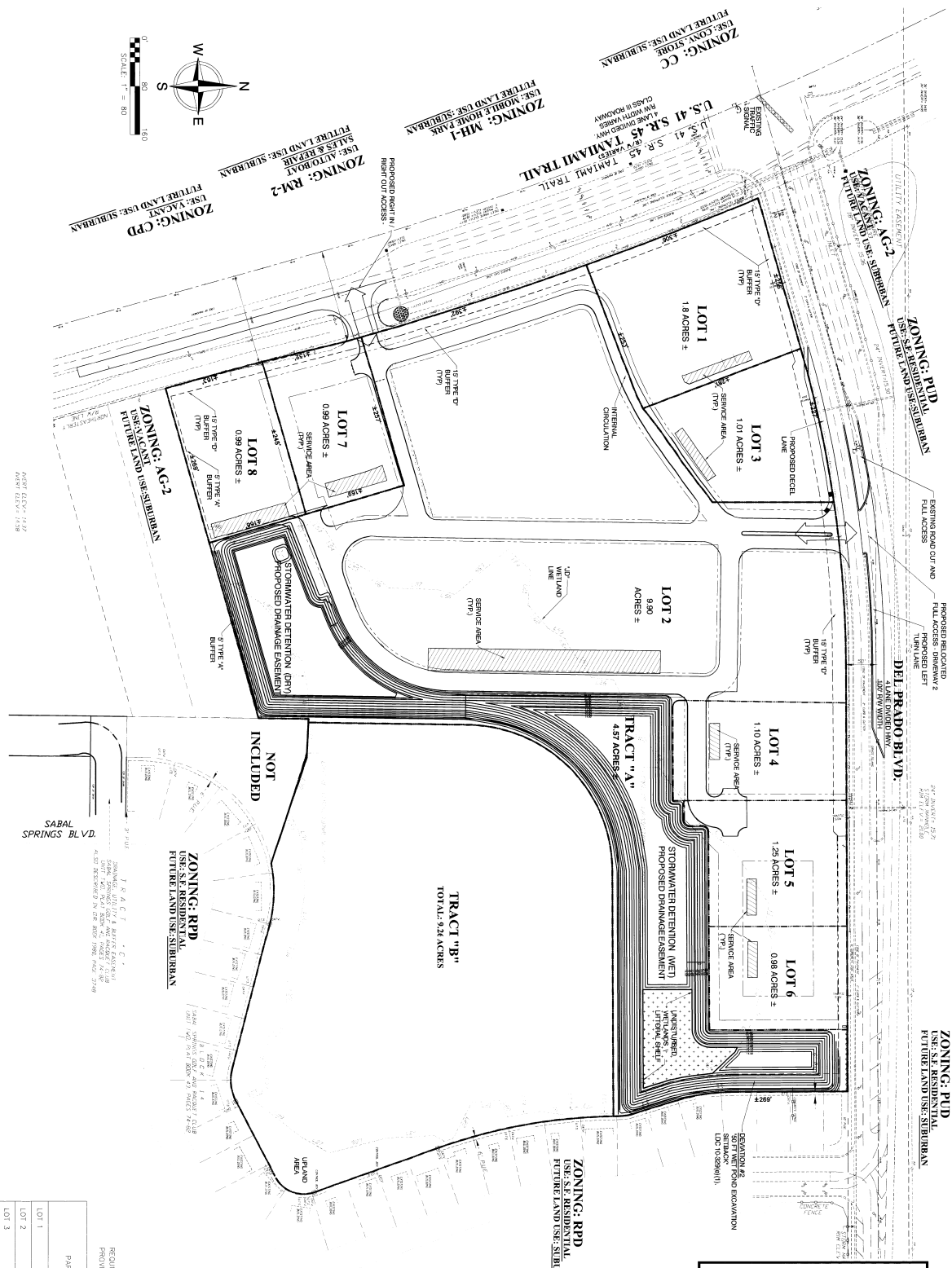
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BY A REGISTERED PROFESSIONAL
AND ENGINEERING

CERTIFICATE OF AUTHORIZATION No. 6139

ISSUED FOR: ☐ PRELIMINARY

22 - 43 - 24	R E V I S I O N S	DRAWN BY:						
C. WILSON								
PROJ. MANAGER:								
BOULET		5	9/19/07	REMOVED DEVIATION # 1			CMW	
PROJ. #		4	5/4/07	REVISED DEVIATION # 2			CMW	
		3	3/16/07	REMOVED CURVE TABLE				
001-040		2	2/15/07	ADDED D/W DEV. DIM				
DATE		1.	03-30-2007	REVISIONS PER LEE COUNTY			CMW	
12/26/06		NO.	DATE	DESCRIPTION			BY	
☐ REPUTATING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DRAW								



SITE LEGEND

	SERVICE AREA LOCATIONS
	PROPOSED ACCESS POINTS
	LITTORAL SHELF/WATER GARDEN

LOT #	LOT AREA (ACRES)	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED (ACRES)
LOT 1	1.80±	10%	0.180
LOT 2	9.80±	10%	0.99
LOT 3	1.01±	10%	0.101
LOT 4	1.10±	10%	0.110
LOT 5	1.25±	10%	0.125
LOT 6	0.99±	10%	0.098
LOT 7	0.99±	10%	0.099
LOT 8	0.99±	10%	0.099
TRACT A	4.57±	100%	4.570±
TRACT B	9.26±	100%	9.260±
TOTALS	31.87±	49.03%	15.63±

REQUIRED OPEN SPACE: 9.56 AC. (30% OF ENTIRE PROJECT),
PROVIDED OPEN SPACE: 15.63 AC. (49% OF ENTIRE PROJECT)

OPEN SPACE

10021 - ADN

DCI 2006-00070

INDIGENOUS PRESERVE

ACRES 4.67
INDIGENOUS PRESERVE:
PROVIDED INDIGENOUS PRESERVE:
10.79 ACRES
REFER TO LEE COUNTY INDIGENOUS PRESERVATION /
ENHANCEMENT PLAN PREPARED BY BOYLAN ENVIRONMENTAL
CONSULTANTS, INC. DATED 05-24-07 FOR INDIGENOUS
PRESERVE CALCULATIONS AND DESCRIPTIONS.

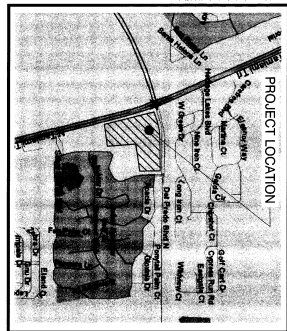
SITE DATA TABLE

SECTION/TOWNSHIP/RANGE
SEC 22, TWP 43, RNC 24

PROPERTY LOCATION:
SEC US 41 AND DEL PRADO BLVD

EXISTING: CHUAB-21ND PROPOSED:
FUTURE LAND USE: SUBURBAN
EXISTING LAND USE: COMMERCIAL (VACANT)
PROPOSED LAND USE:
SEE SCHEDULE OF USES
SITE AREAS:
11.87 ACRES +

LOCATION MAP



5	9/19/07	REMOVED DEVIATION # 1	CMW
4	5/4/07	REVISED DEVIATION # 2	CMW
3	3.16.07	REMOVED CURVE TABLE	
2	2.15.07	ADDED D/W DEV. DIM.	
1	03.30.207	REVISIONS PER LEE COUNTY	CMV
NO.	DATE	DESCRIPTION	BY

☐ FINAL
 ☐ CONSTRUCTION
 ☐ RECORD DWG

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NOTES

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AVID ENGINEERING
CERTIFICATE OF AUTHORIZATION No. 6139

ISSUED FOR: ☐ PRELIMINARY

PARADISE DEVELOPMENT GROUP

AVID

CIVIL ENGINEERING	2300 CURLEW ROAD, STE 10
LAND PLANNING	PALM HARBOR FLORIDA
TRAFFIC/TRANSPORTATION	31683
LANDSCAPE ARCHITECTURE	PHONE (727) 789-9500
ENVIRONMENTAL SCIENCES	FAX (727) 784-6662
SURVEYING	AVIDGROUP.COM
GIS	

**WIN-DELPRADO
COMMERCIAL CENTER
N. FT MYERS, LEE COUNTY, FLORIDA**

MASTER CONCEPT PLAN (MCP)