



Maps for
Case #: DCI2007-00054

Arborwood Village CPD DCI2007-00054

Legend
 Subject Property
 Lee County Zoning

This map drawn for visual purposes only.
 Not to be used for official zoning map.

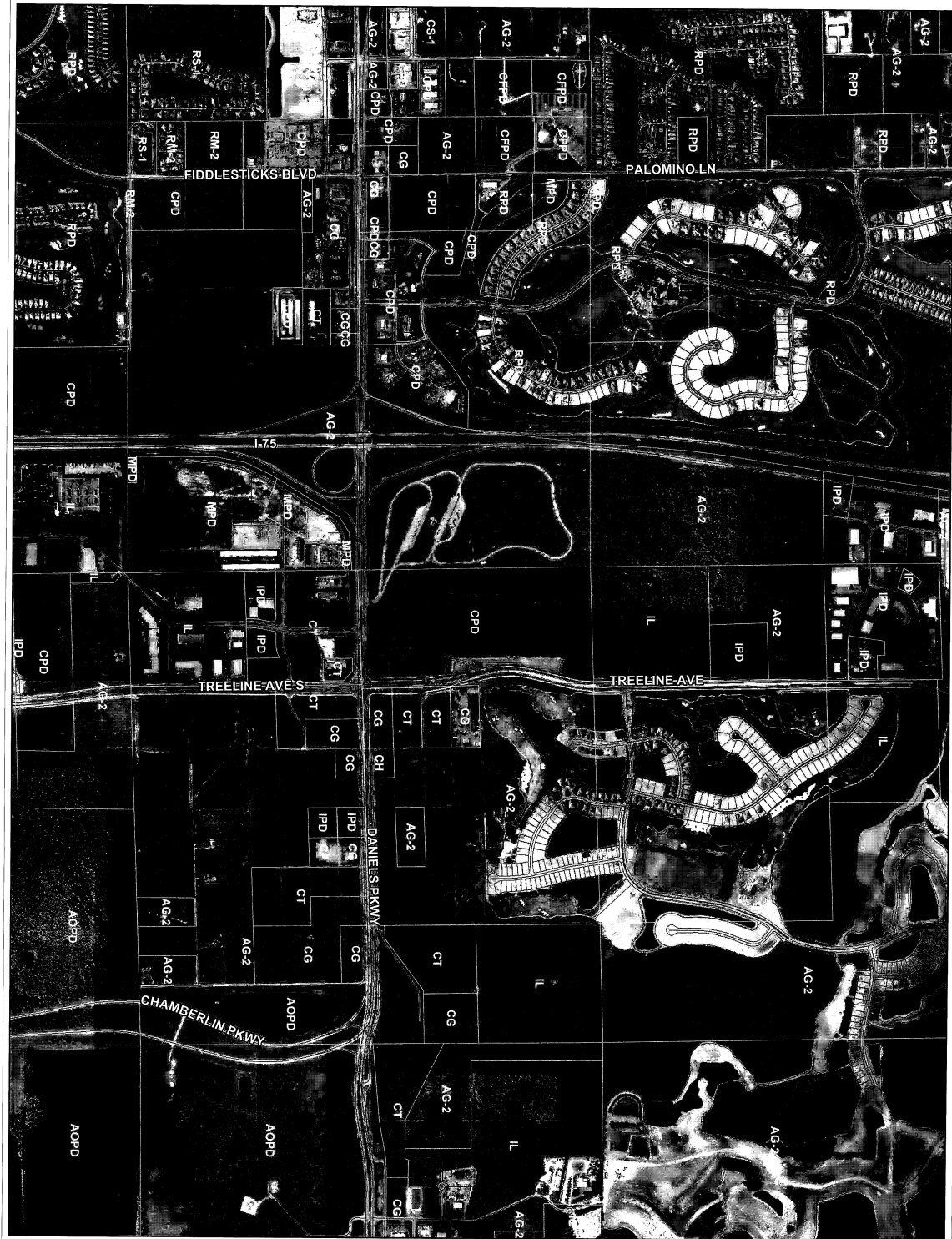


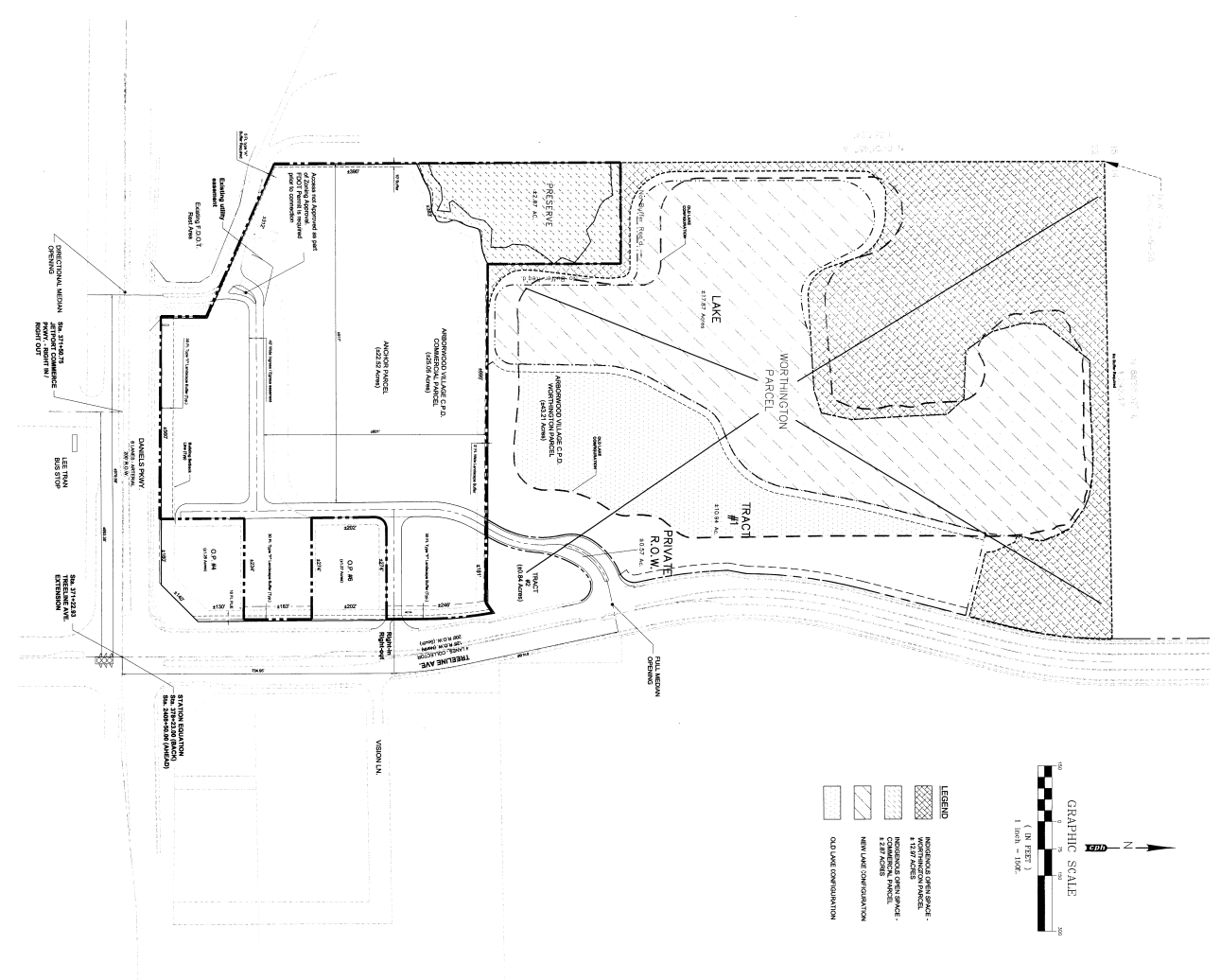
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Prepared by
 Lee County
 Mapping Unit
 Mapping Date: 7/2008

2007 Aerial Photograph





PROJECT SUMMARY:

1) CONCEPTUAL LAND USE BREAKDOWN:

C.P.D. - COMMERCIAL PARCEL Area / O.S. / Green Space	4,287 Ac.
Internal Cross Access Easement	1,107 Ac.
Development Parcel	2,211 Ac.

Total Site - CPD Commercial Parcel	4,287 Ac.
C.P.D. - WORTHINGTON PARCEL	1,157 Ac.
Existing Lake / Proposed Lake Expansion	1,157 Ac.
Internal (Private) R.O.W.	10,57 Ac.
Worthington Tract #1	10,584 Ac.
Worthington Tract #2	20,89 Ac.
Total Site - CPD - D-E Parcel	34,321 Ac.

2) CONCEPTUAL OPEN SPACE:	1,157 Ac.
C.P.D. - COMMERCIAL PARCEL	1,157 Ac.
22,05 Ac. x 0.3 =	
Total Commercial Parcel Open Space Required:	1,157 Ac.

Open Space Provided:	
Indigenous / Preserve Area	1,287 Ac.
Anchor Parcel (@ 23.5%)	1,289 Ac.
O.P.'s #4 & #6 (@22.0%)	
O.P. #4 (1.25 Ac. x 0.22)	10.28 Ac.
O.P. #6 (1.27 Ac. x 0.22)	10.28 Ac.
Sub-total (CPD Commercial Parcel)	18.72 Ac.

C.P.D. WORTHINGTON PARCEL	1,157 Ac.
34.2 Ac. x 0.3 =	
Total Worthington Parcel Open Space Required:	1,157 Ac.
Open Space Provided:	
On-Site Wetland / Conservation Area	1,128 Ac.
Proposed Lake (Under Construction)	1,234 Ac.
(@ 11.26 Ac. x 25%)	
Track #1 (1.04 Ac. x 0.10)	1.04 Ac.
Track #2 (0.05 Ac. x 0.10)	0.05 Ac.
Sub-total (CPD Worthington Parcel)	1,129 Ac.

3) INDIGENOUS OPEN SPACE:	1,157 Ac.
C.P.D. - COMMERCIAL PARCEL	1,157 Ac.
Indigenous Open Space Required	1,157 Ac.
27.9 Ac. x 50%	
Indigenous Open Space Provided:	1,157 Ac.
Existing Preserve Area /	
Total Provided:	1,157 Ac.

4) PUBLIC TRANSIT:	1,157 Ac.
C.P.D. - WORTHINGTON PARCEL	1,157 Ac.
Indigenous Open Space Required	1,157 Ac.
27.9 Ac. x 50%	
Indigenous Open Space Provided:	1,157 Ac.
Existing Preserve Area /	
Total Provided:	1,157 Ac.

The site is located on Lee Train Route 850



2211 Park Street, Suite 200
Fort Myers, FL 33912
Phone: 238.332.1200
Fax: 238.332.1200
www.epoh.com
Architectural No. 2211
© 2008
Engineers
Architects
Planners
Landscape Architects
Environmental Scientists
Construction
Management
Design / Build

JEFFREY M. SATFIELD, P.E.
SINCE 1990

Revision	Date	By
1	11/15/07	REVISD PER COUNTY COMMENTS DATED 9/26/07 & 10/19/07
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ARBORWOOD VILLAGE CPD
MASTER CONCEPT PLAN 2

DANIELS PKWY. & TREELINE AVE.
FORT MYERS, FLORIDA

Sheet No.
MGP-2








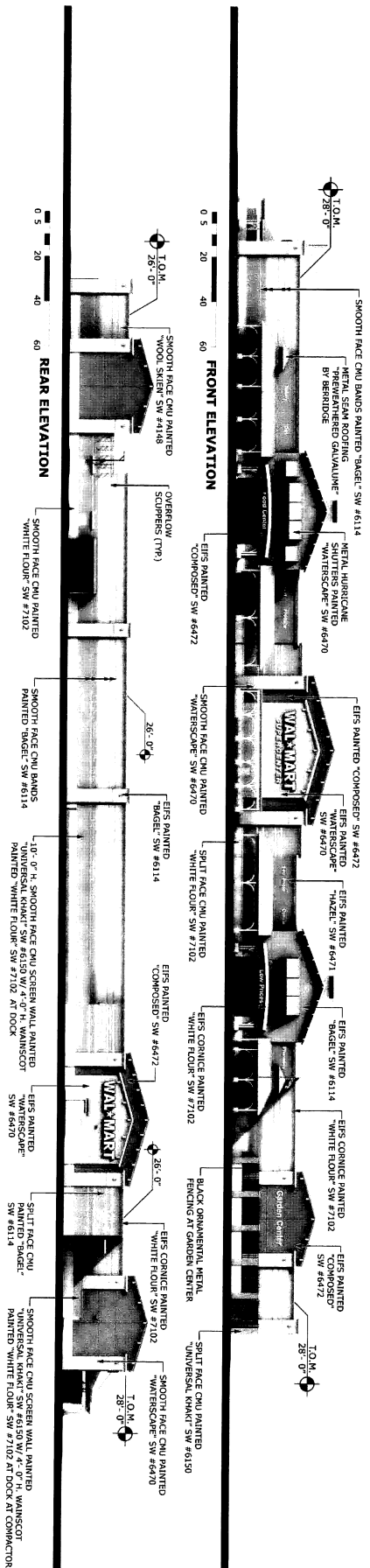
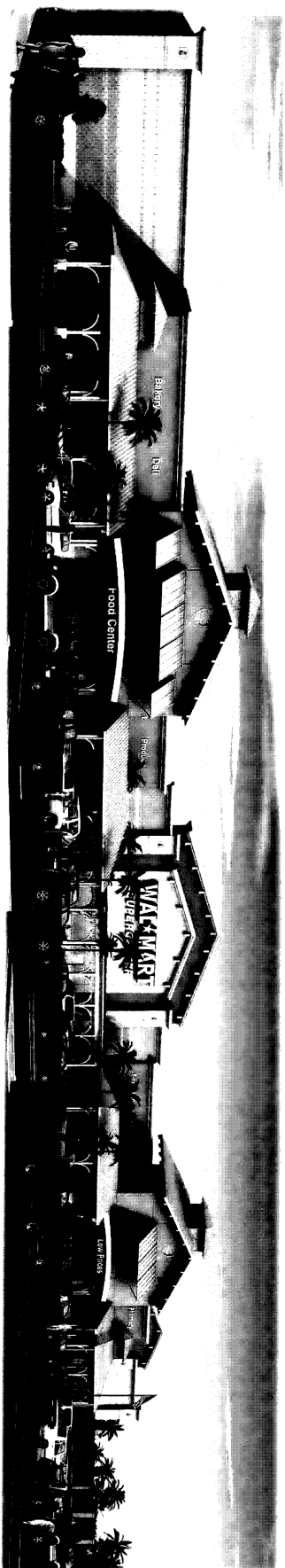


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COMMUNITY DEVELOPMENT

DCI 2007-00054

	2211 Park Road, Suite 300 Ft. Myers, FL 33901 Tel. 888.888.8888 Fax 238.331.2085		Certificate of Approval No. 2213		Engineers Architects Planners	Landscape Architects Environmental Scientists Construction Management Energy / Utility	By _____ Title _____	Revision _____	Date _____	No. _____	File: C8P	Job No.: W13460.1	Date: 11/07 Scale: 1" = 80' Approved by: J.M.S.  Checked by: J.M.S.  Drawn by: E.L.P.  Designed by: J.M.S. 
	CONCEPTUAL SITE PLAN												
	WAL★MART SUPERCENTER #5745-00, FORT MYERS (SE), FLORIDA												
	Street No.												
	GP-1												



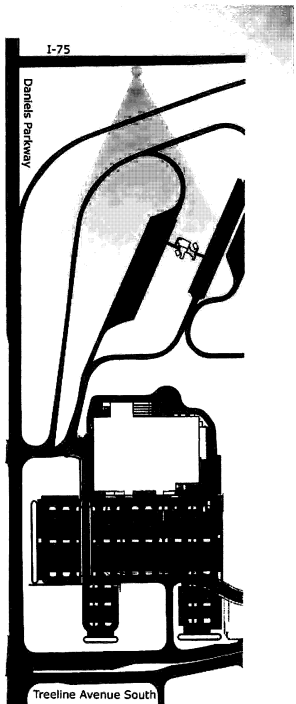
BUILDING SIGNAGE	HEIGHT	AREA
1. "WALMART" SIGNAGE	2'-0"	39.00 S.F.
2. "SUPERCENTER" SIGNAGE	2'-0"	50.42 S.F.
3. "FOOD CENTER" SIGNAGE	2'-0"	10.25 S.F.
4. "BAKERY" SIGNAGE	1'-6"	5.30 S.F.
5. "PRODUCE" SIGNAGE	1'-6"	11.88 S.F.
6. "PHARMACY" SIGNAGE	1'-6"	14.56 S.F.
7. "GARDEN CENTER" SIGNAGE	1'-6"	59.92 S.F.
TOTAL BUILDING SIGNAGE		839.31 S.F.

B | R | R
architecture

REPRESENTATION ONLY
NOT FOR CONSTRUCTION
BUILDING LANDSCAPE AND SIGNAGE IMAGES SIMULATED
SLIGHT VARIATIONS IN COLOR, MATERIAL OR CONSTRUCTION THAT MAY
LANDSCAPING DERIVED AT PLANNING HEIGHT.

WALMART
SUPERCENTER

Ft. Myers (SE), FL
#5746
11/12/07



B | R | R
architecture

REPRESENTATION ONLY
NOT FOR CONSTRUCTION
BUILDING IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN
INTENT AND MAY NOT REFLECT ANY SUBTLE VARIATIONS IN COLOR,
MATERIAL, OR CONSTRUCTION THAT MAY OCCUR DUE TO LOCAL MATERIAL
DIFFERENCES AND FINAL DESIGN DETERMINING.

WAL★MART
SUPERCENTER

Ft. Myers (SE), FL
#5746
11/12/07

RECEIVED
NOV 20 2007
COMMUNITY DEVELOPMENT

FOR INFORMATION ONLY

[illegible]

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND FOR THE WEAP, FL. CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON INDUSTRY, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. THE USE OF THIS DRAWING FOR REFERENCE OR FOR ANY OTHER PROJECT INCURRED THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS.

ACQUISITION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT A GUARANTEE AND MAY BE CONTRARY TO THE LAW.

B | R | R
architecture

ARCHITECT OF RECORD: BEICE BAIRD-RHEA ARCHITECTS, INC.

WAL-MART
SUPERCENTER
FT. MYERS (SE), FL
STORE NO. 97558
NUMBER: XXXXXX PHOTO:

STORE NO. 97558			
JOB NUMBER:	XXXXXXX	PROTO:	170

CONSULTANTS:

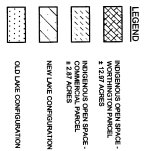
STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND FOR THE WEAP, FL. CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON INDUSTRY, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. THE USE OF THIS DRAWING FOR REFERENCE OR FOR ANY OTHER PROJECT INCURRED THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS.

ACQUISITION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT A GUARANTEE AND MAY BE CONTRARY TO THE LAW.

ORDER# BY:	
DRAWN BY:	
FILE NAME:	
PROJID CYCL:	122906
BOOKING DATE:	09/05/73

See



1.) CONCEPTUAL LAND USE BREAKDOWN:

C.P.D. - COMMERCIAL PARCEL	23.75 Ac.
Indigenous Open Space Required	
27.5 Ac. X 50 %	
Indigenous Open space Provided	
Existing Private Area /	22.89 Ac.
Total Provided:	42.87 Ac.
(See Note below)	
C.P.D. - WORTHINGTON PARCEL	
Indigenous Open Space Required	
212.06 Ac. X 50 %	
	106.03 Ac.

C.P.D. - COMMERCIAL PARCEL

Open Space Provided: (Existing Private Area)	Total Provided:	Open Space Provided: (On-Site Wetland Conservation Area)
13.75 Ac.	14.87 Ac.*	16.42 Ac.*
12.67 Ac. X 50 %		16.48 Ac.
1.08 Ac. X 50 %		17.56 Ac. X 50 %
Ineligible Open Space Provided:		
Ineligible Open Space Required:		

The site is located on Lee Tran Road

The site is located on Lee Tran Road

Anchor Project:	230,000 U.S. - Retail 120,000 U.S. - Office, 120,000 U.S. - Warehouse
Old Process #1 & #6:	12,000 U.S. - Retail
Trunk #1	30,000 U.S. - Office
Trunk #2	10,000 U.S. - Estimated Spares/over
Sub Total:	250,000 U.S. - Retail 42,000 U.S. - Office 130,000 U.S. - Estimated Spares/over

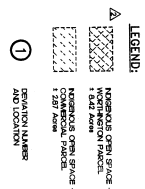
Previously Approved Resolution #Z-05-061

[illegible]

Note: The owner of the Anchor Parcel may file an assignment with the County to transfer a maximum of 58,000 SF of Retail, 12,000 SF of Office and 120 Hotel Beds from the Anchor Parcel to Tract 1 as Office and Retail Uses.

General		
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Conversion Table	General Office (SF)	Medical Office (SF)
Retail (1,000 SF)	1,800	750
Office (1,000 SF)	1,000	400
Hotel (1 Room)	250	200



1.) CONCEPTUAL LAND USE BREAKDOWN:

On-Site Wetland / Upland Preserve Area / O.S. / Green Space	± 2.87 Ac
Internal (Private) R.O.W.	± 1.46 Ac
Development Parcels	± 20.72 Ac

± 2.87 Ac.	Indigenous Open Space Req'd. ± 7.5 Ac. x 50%	± 3.75 Ac.
± 1.46 Ac. ± 20.72 Ac.	Indigenous Open Space Prov'd: Fujian Preserve Area /	± 2.87 Ac.

C.P.D. - COMMERCIAL PARCEL

C.P.D. - COMMERCIAL PARCEL

C.P.D. - WORTHINGTON P

C.P.D. - WORTHINGTON PARCEL

Total Cile = CBD = NE Parcel 44321 Acres

Unit-Site Name	Conservation Area	± 8.42 Ac
44321 Ac		

C.P.D. - COMMERCIAL PARCEL

Indigenous Open Space Provd.:
(7-10-00-00-00)

+ 11 29 Ac

The site is located on Lee Tran Route #50

Intensity: _____

Intensity:

Sub-total (Out-parcels) ±2.05 Ac.

[illegible]
$$\pm 43.2 \text{ Ac.} \times 0.3 =$$
80 Ac.

Conservation Area
E 0.42 M
+ 4.47 M

1.7 Åo

3. Tract #2 (± 0.84 Ac. x 0.10) ± 0.08 Ac.

[illegible]

OFFICIAL STATEMENT SECTION
N.T.S.

APPROVED
Master Concept Plan
Reviewed and
Approved

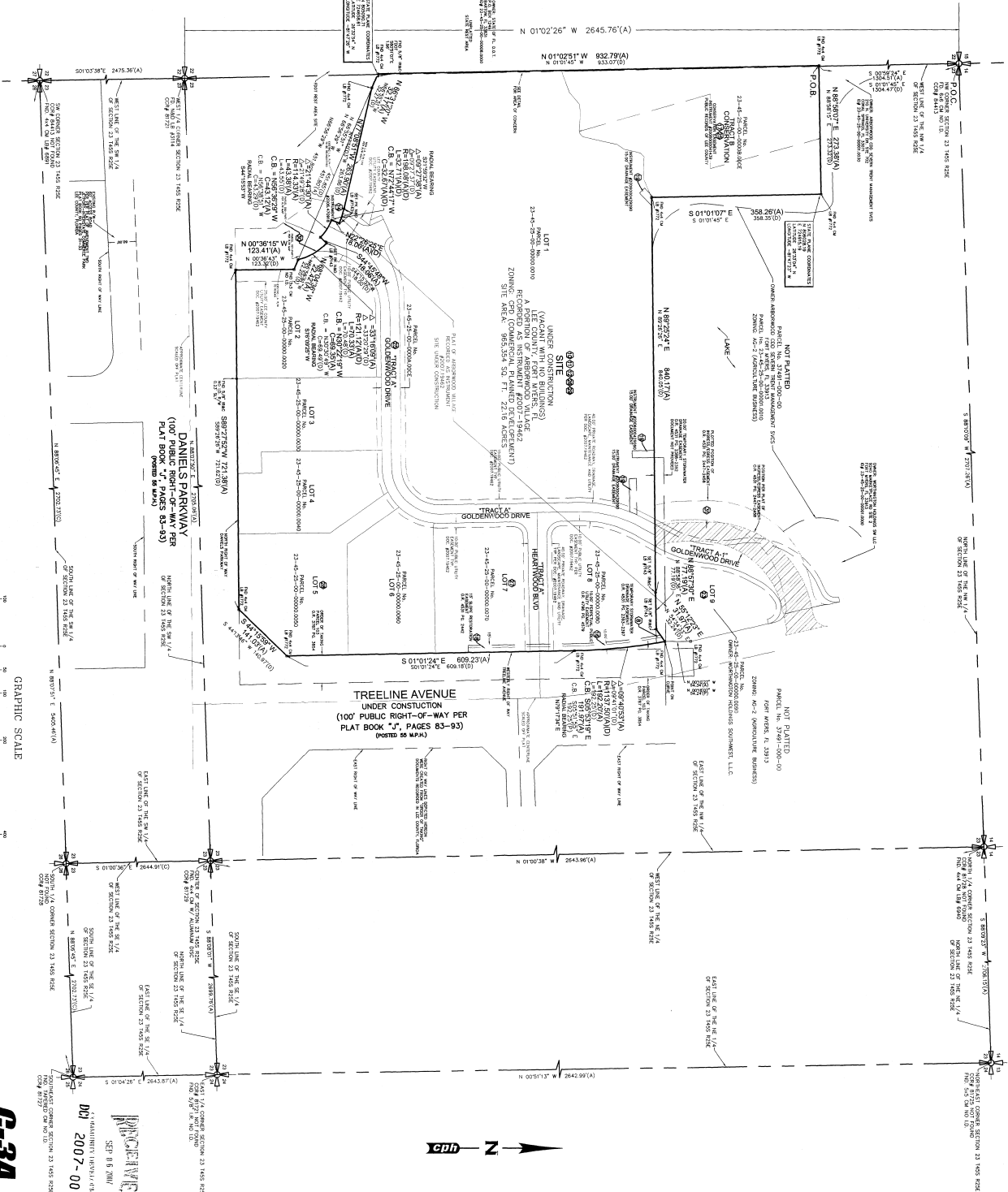
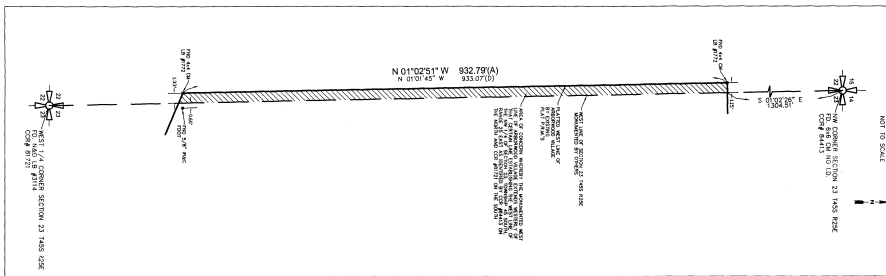
Case #DC12006-000

File No. : () 363-1200
Certificate of Authorization No.1772

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MCP-1

DCI 2007-00054



C-3A

BOUNDARY SURVEY
ALTA/ACSM LAND TITLE SURVEY
WALMART
 STORE NO. 9750, FORT MYERS (DANIEL'S)
 SECTION 23 TOWNSHIP 46 S. RANGE 25 EAST
 LEE COUNTY, FLORIDA

Crew Chief:	S.R.
Drawn by:	P.J.K.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	1" = 100'
Date of Field Survey:	04/21/07
Job No.:	W13460
File:	W13460PARENT.DWG

No.	6/15/07
Date	
Created Parent Boundary Survey-No Fieldwork	
Revision	

Engineers	PJK
Surveyors	
Architects	
Planners	
Landscapers	
Environmental Scientists	
Construction Management	
Design/Build	

