

- LEGEND:**
- RESIDENTIAL AREA
 - OPEN SPACE / WATER MANAGEMENT
 - DENOTES LOCATION OF REQUESTED DEVIATIONS.
 - DENOTES OPTIONAL LOCATIONS FOR SERVICE / DUMPSTER AREA
 - DENOTES FLOOD WAY

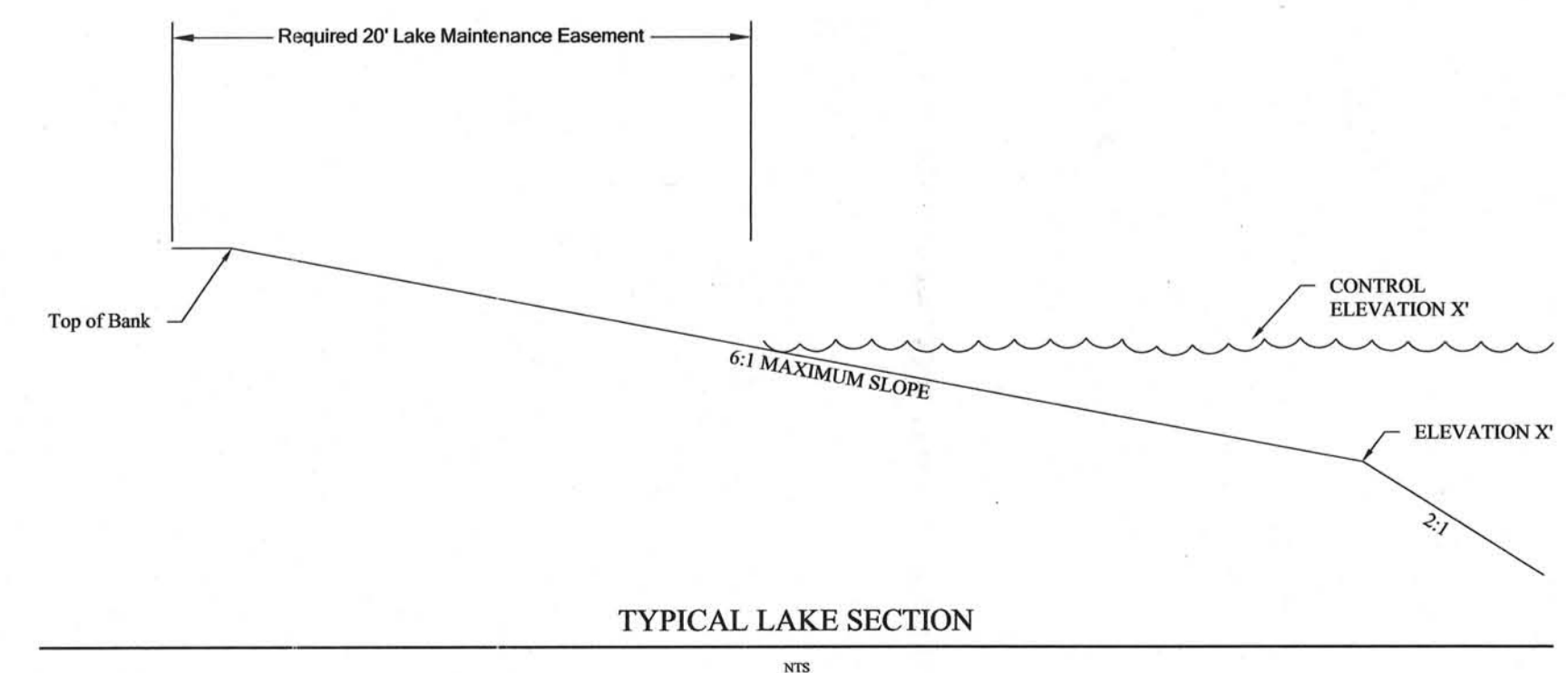
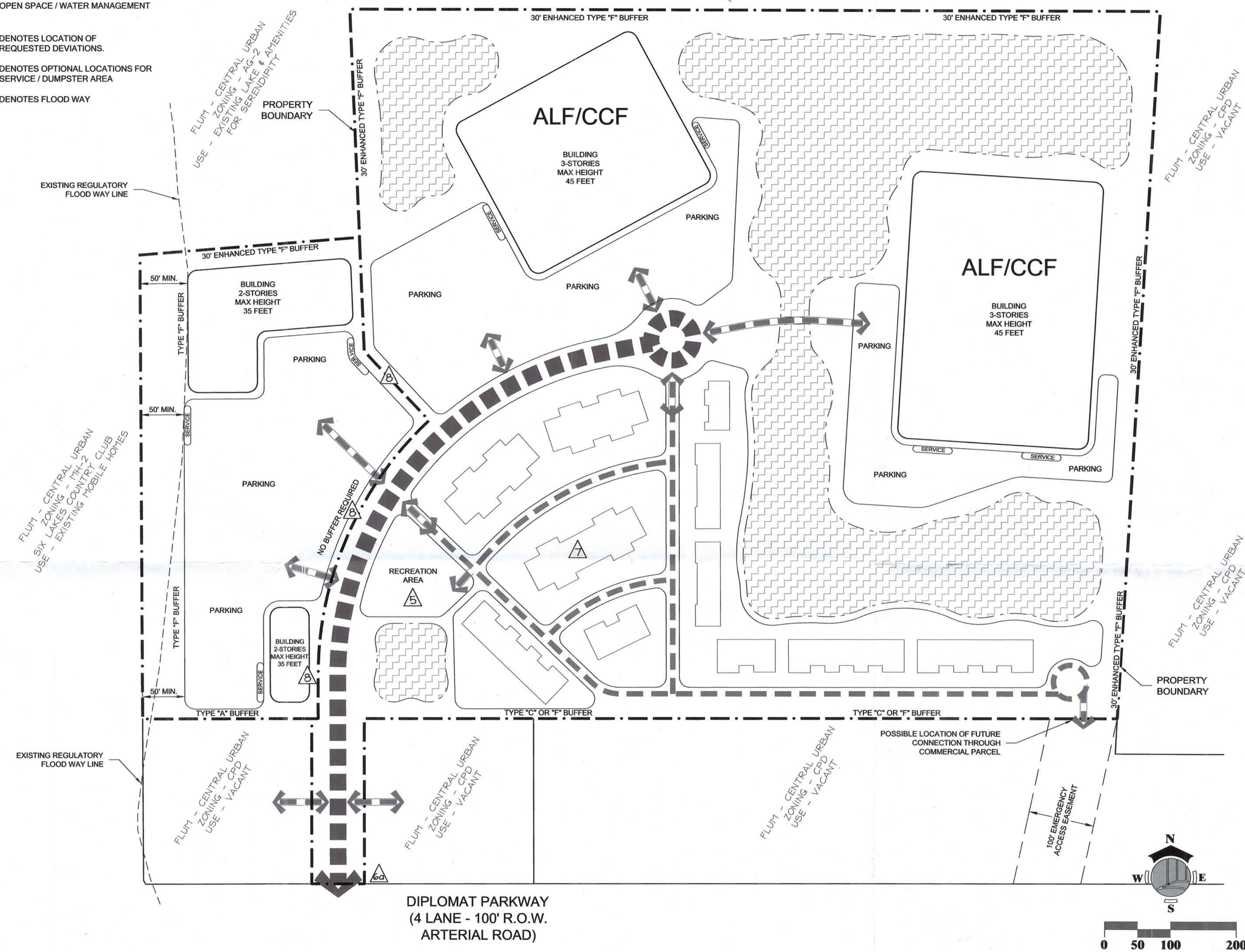
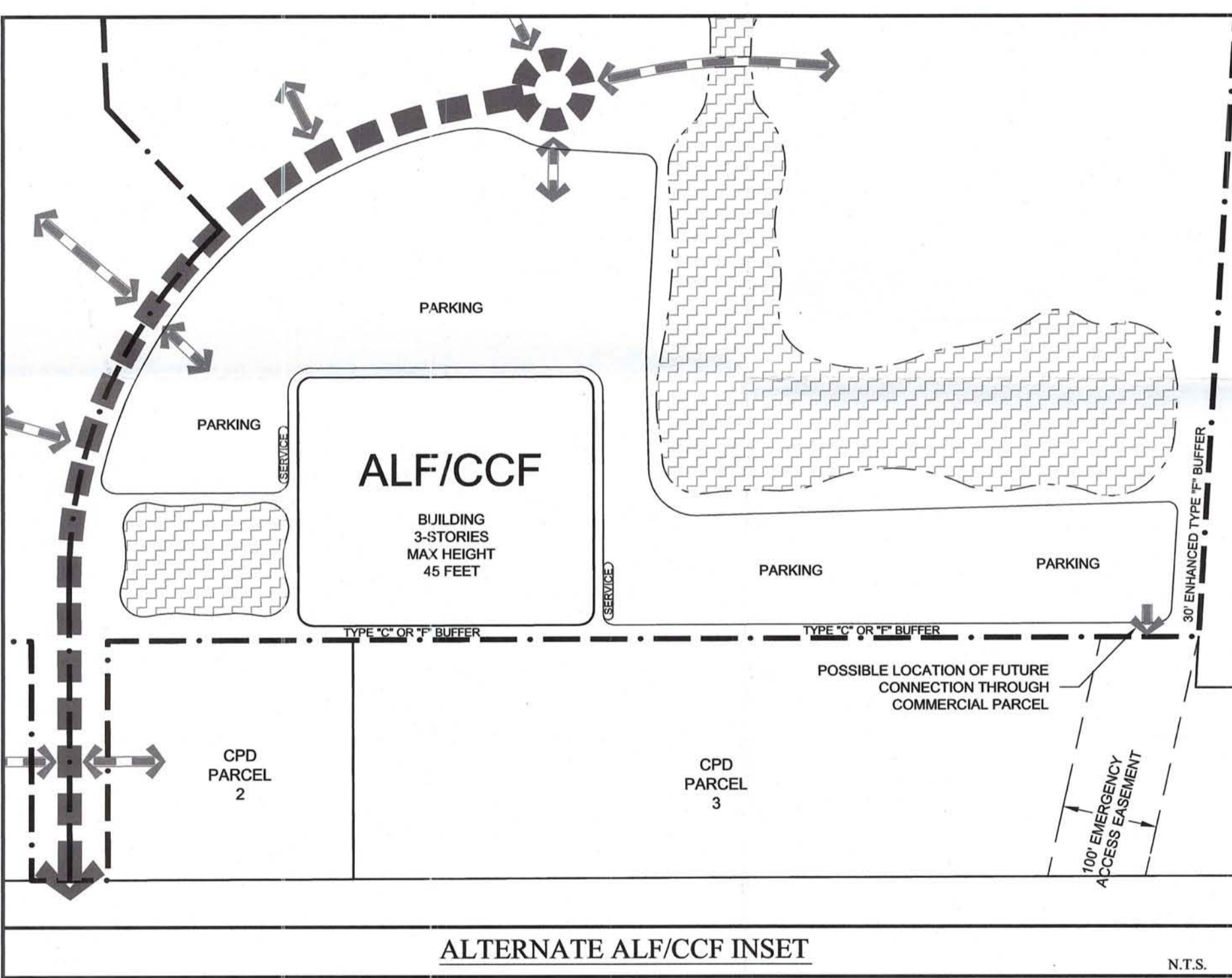


TABLE A

OPEN SPACE CALCULATIONS:

PARCEL	AREA	REQ'D OPEN SPACE	ACRES
RPD	29.75 AC.	11.90 (40%)	11.90 AC.
CPD	5.43 AC.	1.63 (30%)	1.63 AC.
TOTAL	35.18 AC.		TOTAL 13.53 AC.

- 1) LAKES WILL COMPRISE NO MORE THEN 25% OF THE REQUIRED OPEN SPACE.
- 2) PER Z-06-004, INDIGENOUS OPEN SPACE AREA IS PROVIDED ON THE SOUTHERN PORTION OF THE OVERALL DEVELOPMENT AND PROVIDES TOTAL REQUIRED INDIGENOUS OPEN SPACE FOR ALL TRACTS.
- 3) OTHER NON-INDIGENOUS OPEN SPACE AREAS SHALL BE IDENTIFIED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.

TABLE B

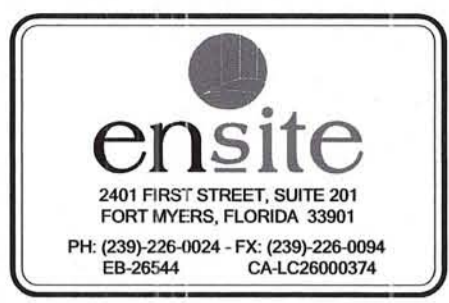
DENSITY / INTENSITY SUMMARY:

ALF / CCF	400 BEDS
RESIDENTIAL	138 D.U.
MEDICAL OFFICE	50,000 S.F.

LAND USE CONVERSION:

ABOVE USES MAY BE CONVERTED ACCORDING TO THE FOLLOWING RATIOS:

4 ALF / CCF BEDS	=	1 D.U.
400 SQ. FT. MEDICAL OFFICE	=	1,000 SQ. FT. PROFESSIONAL OFFICE



Athyrio Development Associates, LLC
P.O. Box 1662
Fort Myers, FL 33902

DIPLOMAT PROPERTY RPD / CPD (NORTH PARCEL)
Project Line 3



REVISIONS

NO.	DESCRIPTION	DATE
R1	Revised per the county sufficiency comments dated 08-06-10	9-22-10
R2	Revised per the county sufficiency comments dated 10-14-10	10-22-10
R3	Revised per the county comments	12-17-10
R4	Revised per HET continuance and conditions	1-7-11
R5	Final Adopted Plan	4-22-11

OCI 2010-00015

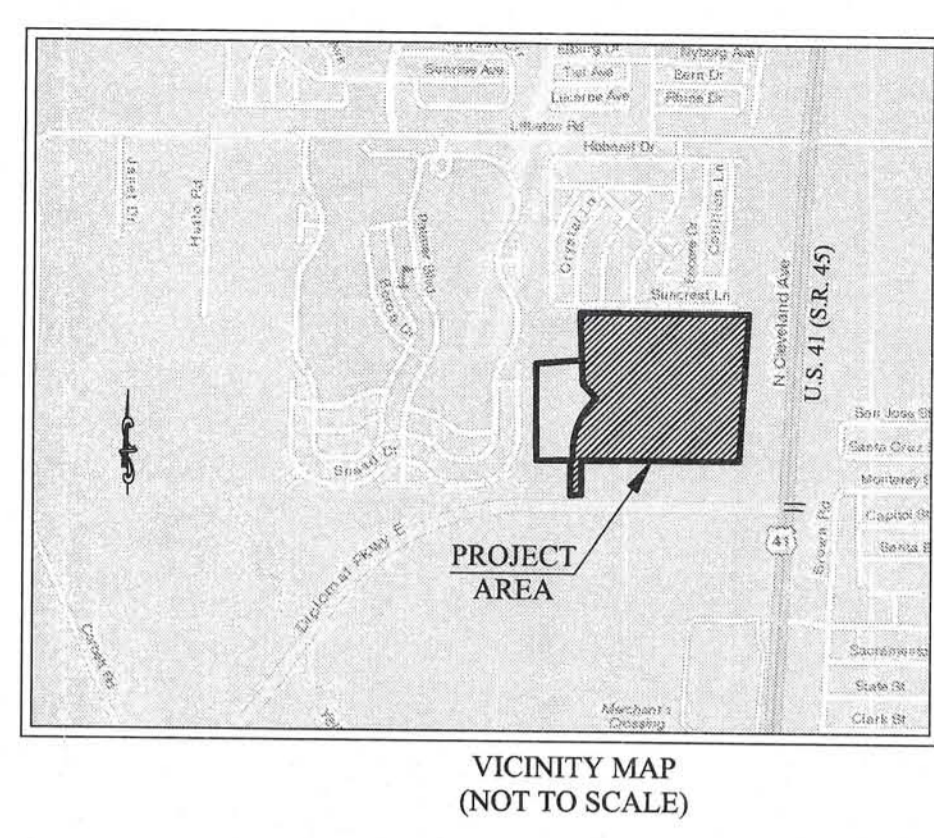
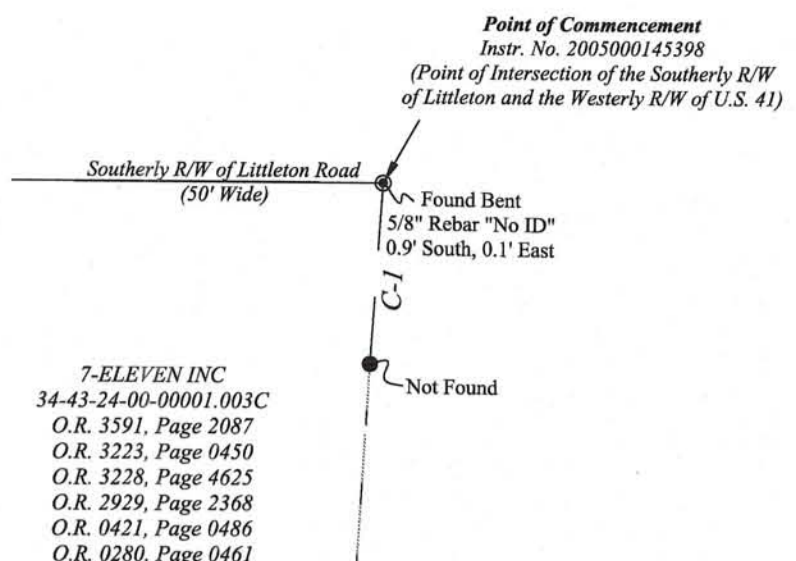
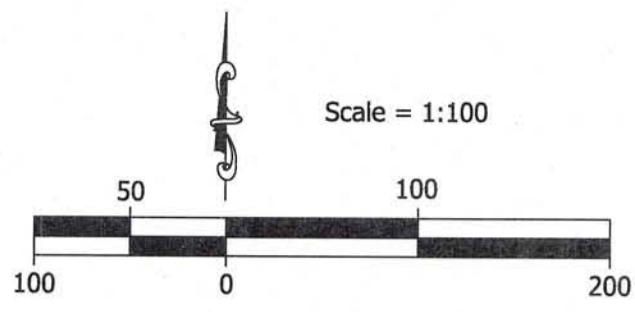


COMMUNITY DEVELOPMENT
APPROVED
Master Concept Plan

Sito Plan # 11-002 Page 1 of 1
Subject to conditions in Resolution Z-11-002
Case # DC2010-00015

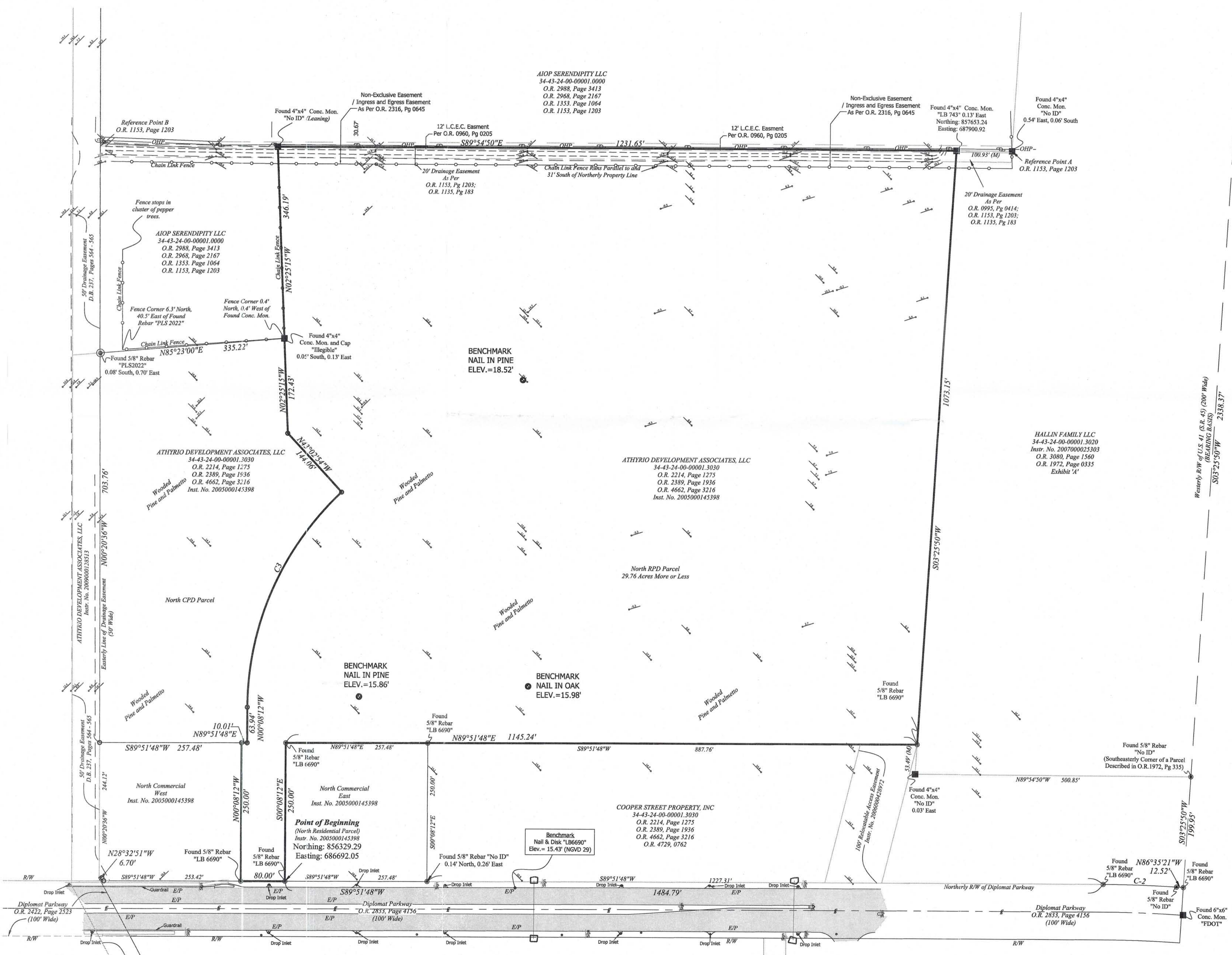
DATE: 09-22-10
PROJECT NO. 1155-01
FILE NO. 1155-01-MCP01.dwg
SCALE: AS SHOWN

MASTER CONCEPT PLAN
D-7-M.1



APPROVED LEGAL 10/27/10
 60000000-15-100000

David Keith Cramer
 I hereby certify that, to the best of my knowledge and belief, the survey was made in accordance with Minimum Technical Standards as set forth by the Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 72.127 Florida Statutes.



SUBJECT PARCEL - (NORTH RPD):
 A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W, TO A POINT OF TANGENCY; THENCE S.02°25'50"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE SOUTHEASTLY CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 109.59 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.89°51'48"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 12.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2150.00 FEET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 133.12 FEET; THENCE S.89°51'48"W, ALONG SAID RIGHT-OF-WAY LINE FOR 1484.79 FEET TO THE POINT OF BEGINNING; THENCE, FROM SAID POINT OF BEGINNING, CONTINUE S.89°51'48"W, ALONG SAID RIGHT-OF-WAY LINE FOR 80.00 FEET; THENCE N.00°08'12"W, FOR 63.94 FEET; THENCE N.89°51'48"E, FOR 10.01 FEET; THENCE N.00°08'12"W, FOR 63.94 FEET; THENCE N.00°08'12"W, FOR 250.00 FEET; THENCE N.89°51'48"E, FOR N.23°24'25"E, TO A POINT OF INTERSECTION WITH A LINE THAT BEARS N.43°02'54"W, THENCE LEAVING SAID CURVE RUN N.43°02'54"W, FOR 144.06 FEET; THENCE N.02°25'50"W, FOR 172.43 FEET TO AN INTERSECTION WITH THE SOUTHERLY AND EASTERLY LINES OF SERENDIPITY SOUTH MOBILE HOME PARK (UNRECORDED); THENCE CONTINUE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARK FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: N.02°25'50"W, FOR 346.19 FEET; THENCE S.89°51'48"W, FOR 1231.65 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335; THENCE S.02°25'50"W, ALONG THE WESTERLY LINE OF SAID PARCEL FOR 1073.15 FEET; THENCE N.89°51'48"W, FOR 1145.24 FEET; THENCE S.00°08'12"E, FOR 250.00 FEET TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 29.76 ACRES, MORE OR LESS.

THIS BOUNDARY SURVEY CERTIFIED BY: Allyrio Development Associates LLC

- SURVEY NOTES:**
- MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS OTHERWISE SHOWN.
 - NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER (P.S.M.)
 - ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).
 - TOPOGRAPHIC OF INTERIOR OF PARCEL AND DITCHES SHOWN HEREON FROM FIELD SURVEY PREPARED BY BANKS ENGINEERING, DATED 12/05/07.
 - BENCHMARKS AND DIPLOMAT PARKWAY REVERIFIED AT TIME OF SURVEY.
 - THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.
 - NATIONAL FLOOD INSURANCE INFORMATION:
 COMMUNITY NUMBER: 125124
 PANEL NUMBER(S): 12071 C 0258 & 0259
 SUFFIX: F
 EFFECTIVE DATE: 08/28/2008
 FIRM ZONE: AE
 BASE FLOOD ELEVATION: 15.0 (N.A.V.D.8)
 - BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF U.S. 41 (STATE ROAD 45/ TAMiami TRAIL), BEING 80°25'50"W.
 - DATE OF LAST FIELD WORK: SEPTEMBER 20th, 2010
 - THIS SURVEY WAS COMPLETED BASED UPON TITLE CERTIFICATE PREPARED BY JEFFREY DEUTCH, ON AUGUST 23RD, 2010 AT 11:00PM.
 - ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2009, DAVID K. CRAMER, P.S.M. ALL RIGHTS RESERVED.
 - DO NOT COPY WITHOUT THE WRITTEN CONSENT OF DAVID K. CRAMER, P.S.M.
 - THIS SURVEY WAS PREPARED ONLY FOR THE CLIENTS AS NAMED HEREON AND NO THIRD OR OTHER PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C-1 (C)	94.14	5829.58	94.14	S02°58'05"W	0°55'30"
C-1 (D)	94.14	5829.58	94.14	S03°47'10"W	N/A
C-2	133.12	2150.00	133.10	N88°21'46"W	3°32'51"
C3	435.59	530.00	423.43	N23°24'25"E	47°05'21"

RECEIVED
 OCT 25 2010
 COMMUNITY DEVELOPMENT

DEC 2010-00015

EXHIBIT NO. PH-3.D.1

SURVEY LEGEND		SURVEY ABBREVIATIONS	
⊕	FOUND NAIL & DISK 'AS MARKED'	CONC.	CONCRETE
⊙	SET NAIL AND DISK 'CRAMER'	(D)	DENOTES DEED
⊗	FOUND REBAR AND CAP 'AS MARKED'	D.B.	DEED BOOK
⊕	SET 5/8" REBAR AND CAP 'CRAMER'	E/P	EDGE OF PAVEMENT
⊕	CENTERLINE	ELEV.	ELEVATION
⊕	STORM DRAIN MANHOLE	L.C.E.C.	FLORIDA DEPARTMENT OF TRANSPORTATION
⊕	POWER POLE	L#	LEE COUNTY ELECTRIC COOPERATIVE
⊕	CHAINLINK FENCE	(M)	DENOTES MEASURED
⊕	OVERHEAD POWER	MON.	MONUMENT
⊕	EXISTING ELEVATION	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
⊕	DENOTES CURVE NUMBER	O.R.	OFFICIAL RECORDS BOOK
⊕	DENOTES LINE NUMBER	PG	PAGE
		R/W	RIGHT OF WAY

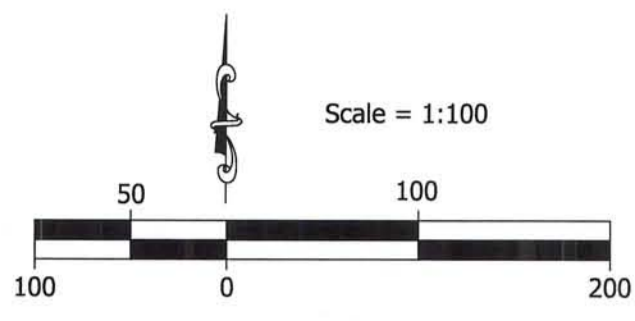
D CRAMER SURVEYING, INC.
 SURVEYING PROFESSIONALS
 PROFESSIONAL SURVEYOR AND MAPPER NUMBER FSM6665
 1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904
 Phone: (239) 540-8656 Fax: (239) 540-40750
 www.cramersurveying.com

Boundary and Partial Topographic Survey
 of a Portion of Section 34, Township 43 South, Range 24
 East, Lee County, Florida.

DATE	REVISIONS:
10-07-10	Revised for County Comments
10-15-10	Revised for County Comments (revised P.O.B. State Plane Coordinates)

DRAWN BY: D.K.C.
 CHECKED BY: A.S.
 JOB No: 10-1062

Prepared for: En-Site
 SECTION 34, TOWNSHIP 43S, RANGE 24E



Applicant's Survey Checked
By *CS* 10-27-10



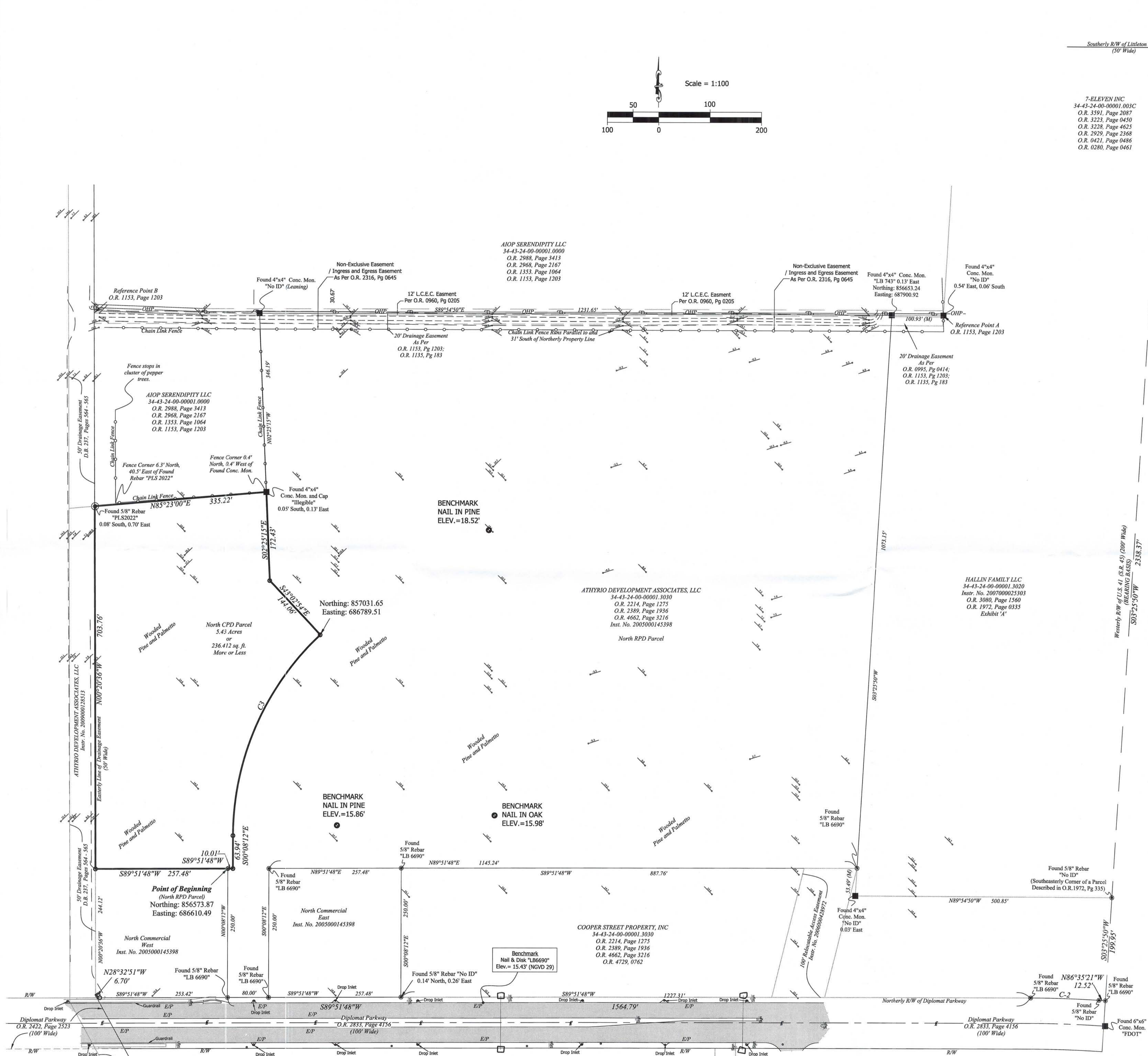
I hereby certify that to the best of my knowledge and belief, the survey shown on this plat was made in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 712.027, Florida Statutes.

DAVID KEITH CRAMER
PROFESSIONAL SURVEYOR & MAPPER NO. 6626
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR OR MAPPER

D CRAMER SURVEYING, INC.
SURVEYING PROFESSIONALS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER PSN6665
1031 Cape Coral Parkway East, Suite 209, Cape Coral, FL 33904
Phone: (239) 540-8556 Fax: (239) 540-4150
www.cramer-surveying.com

Boundary and Partial Topographic Survey
of a Portion of Section 34, Township 43 South, Range 24 East, Lee County, Florida.

SECTION 34, TOWNSHIP 43S, RANGE 24E
DATE: 10/07/10
REVISION: Revised for County Comments
DRAWN BY: D.K.C.
CHECKED BY: A.S.
JOB NO: 10-1062



Point of Commencement
Instr. No. 2005000143398
(Point of Intersection of the Southerly R/W of Littleton and the Westerly R/W of U.S. 41)

Southerly R/W of Littleton Road (50' Wide)

Found 5/8" Rebar "No ID" 0.9' South, 0.1' East

Not Found

7-ELEVEN INC.
34-43-24-00-00001.003C
O.R. 3591, Page 2087
O.R. 3223, Page 0430
O.R. 3228, Page 4625
O.R. 2929, Page 2368
O.R. 0421, Page 0486
O.R. 0280, Page 0461

SUBJECT PARCEL - (NORTH CPD):

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 529.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY, THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE SOUTHEASTERN CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 199.95 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.89°51'48"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 12.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2150.00 FEET, THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°32'25" FOR 133.12 FEET; THENCE S.89°51'48"W. ALONG SAID RIGHT-OF-WAY LINE FOR 1564.79 FEET; THENCE N.09°08'12"W. FOR 250.00 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING THENCE S.89°51'48"W. FOR 257.48 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A DRAINAGE EASEMENT (50 FEET WIDE) DESCRIBED IN DEED BOOK 237 AT PAGES 644 AND 565 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.09°20'36"W. ALONG SAID EASTERLY LINE FOR 703.76 FEET TO THE SOUTHERLY LINE OF SERENDIPITY SOUTH MOBILE HOME PARK (UNRECORDED); THENCE N.85°23'00"E. ALONG THE SOUTHERLY LINE OF SAID PARK FOR 335.22 FEET; THENCE LEAVING SAID SOUTHERLY LINE RUN S.02°25'15"E. FOR 172.43 FEET; THENCE S.43°02'54"W. FOR 144.06 FEET TO A NON-TANGENT POINT OF CURVATURE, TO WHICH A RADIAL LINE BEARS N.43°02'54"W. THENCE 435.59 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 530.00 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 423.43 FEET AND BEARING S.23°25'25"W. TO A POINT OF TANGENCY; THENCE S.00°08'12"E. FOR 63.94 FEET; THENCE S.89°51'48"W. FOR 10.01 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5.43 ACRES, MORE OR LESS.

THIS BOUNDARY SURVEY CERTIFIED TO: Athryo Development Associates LLC

- SURVEY NOTES:**
- MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS OTHERWISE SHOWN.
 - NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER (P.S.M.)
 - ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29).
 - TOPOGRAPHIC INTERIOR OF PARCEL AND DITCHES SHOWN HEREON FROM FIELD SURVEY PREPARED BY BANKS ENGINEERING, DATED 12/05/07.
 - BENCHMARKS AND DIPLOMAT PARKWAY REVERIFIED AT TIME OF SURVEY.
 - THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.
NATIONAL FLOOD INSURANCE INFORMATION:
COMMUNITY NUMBER: 125124
PANEL NUMBER(s): 12071 C 0258 & 0259
SUFFIX: F
EFFECTIVE DATE: 08/28/2008
FIRM ZONE: AE
BASE FLOOD ELEVATION: 15.0' (N.A.V.D.88)
 - DATE OF LAST FIELD WORK: **SEPTEMBER 16th, 2010**
 - THIS SURVEY WAS COMPLETED BASED UPON TITLE CERTIFICATE PREPARED BY JEFFREY DEUTCH, ON AUGUST 23RD, 2010 AT 11:00PM.
 - ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2009, DAVID K. CRAMER, P.S.M., ALL RIGHTS RESERVED.
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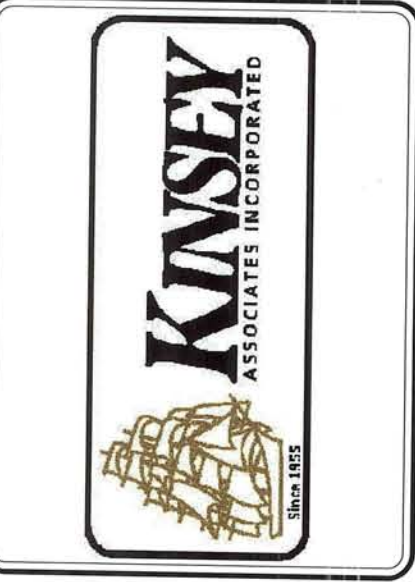
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C-1 (C)	94.14	5829.58	94.14	S02°58'05"W	0°55'30"
C-1 (D)	94.14	5829.58	94.14	S03°47'10"W	N/A
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C3	435.59	530.00	423.43	S23°24'25"W	47°05'21"

RECEIVED
OCT 25 2010
COMMUNITY DEVELOPMENT

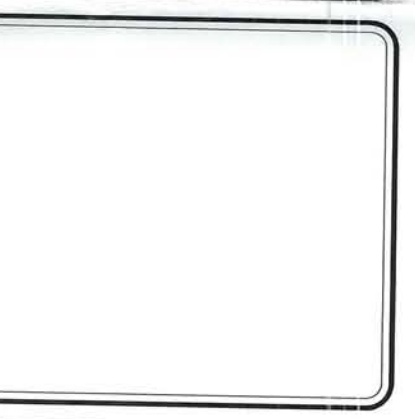
DCI 2010-00015

EXHIBIT NO. PH-3.D.1

SURVEY LEGEND		SURVEY ABBREVIATIONS	
⊕	FOUND NAIL & DISK AS MARKED	CONC	CONCRETE
⊙	SET NAIL AND DISK "CRAMER"	(D)	DENOTES DEED
⊕	FOUND REBAR AND CAP AS MARKED	D.B.	DEED BOOK
⊕	SET 5/8" REBAR AND CAP "CRAMER"	E/P	EDGE OF PAVEMENT
⊕	CENTERLINE	ELEV	ELEVATION
⊕	STORM DRAIN MANHOLE	L.C.E.	FLORIDA DEPARTMENT OF TRANSPORTATION
⊕	POWER POLE	LF	LEE COUNTY ELECTRIC COOPERATIVE
⊕	CHAINLINK FENCE	(M)	DENOTES MEASURED
⊕	OVERHEAD POWER	MON.	MONUMENT
⊕	EXISTING ELEVATION	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
⊕	DENOTES CURVE NUMBER	O.R.	OFFICIAL RECORDS BOOK
⊕	DENOTES LINE NUMBER	PG	PAGE
		R/W	RIGHT OF WAY



DIPLOMAT PROPERTY RPD / CPD
(NORTH PARCEL)



NO.	REVISIONS DESCRIPTION	DATE
R1		
R2		
R3		
R4		
R5		
R6		

DATE: 06-29-10
PROJECT NO. 1155-01
FILE NO. 1155-01-MCP01.dwg
SCALE: 1" = 100'

MASTER CONCEPT
PLAN
D-7-M.1

TABLE A
OPEN SPACE CALCULATIONS:

TRACT	ACREAGE	OPEN SPACE %	ACRES
1	8.45 AC.	40%	3.38 AC.
2	10.02 AC.	40%	4.01 AC.
3	10.86 AC.	40%	4.34 AC.
4	5.85 AC.	35%	2.05 AC.
TOTAL	35.18 AC.		TOTAL 13.78 AC.

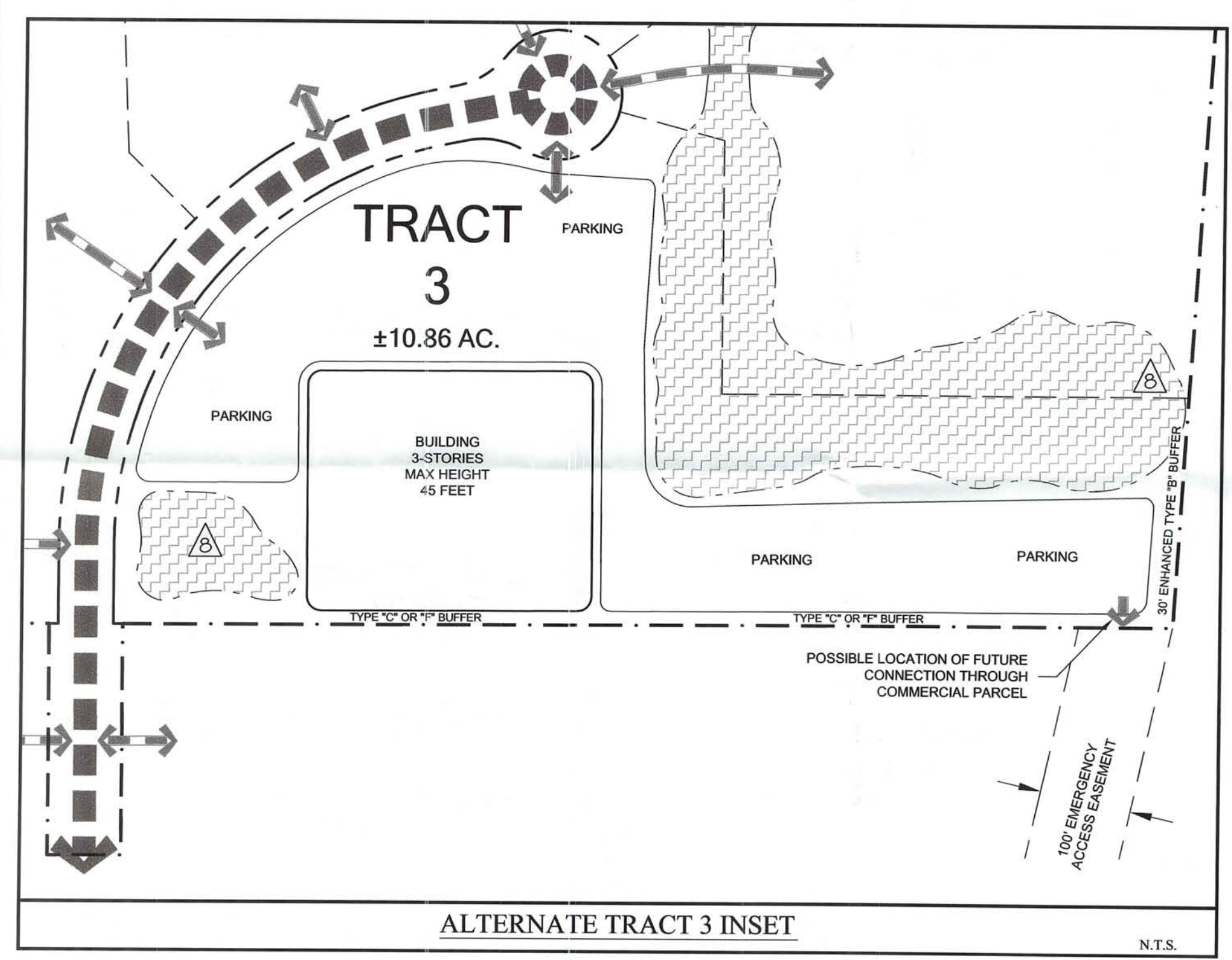
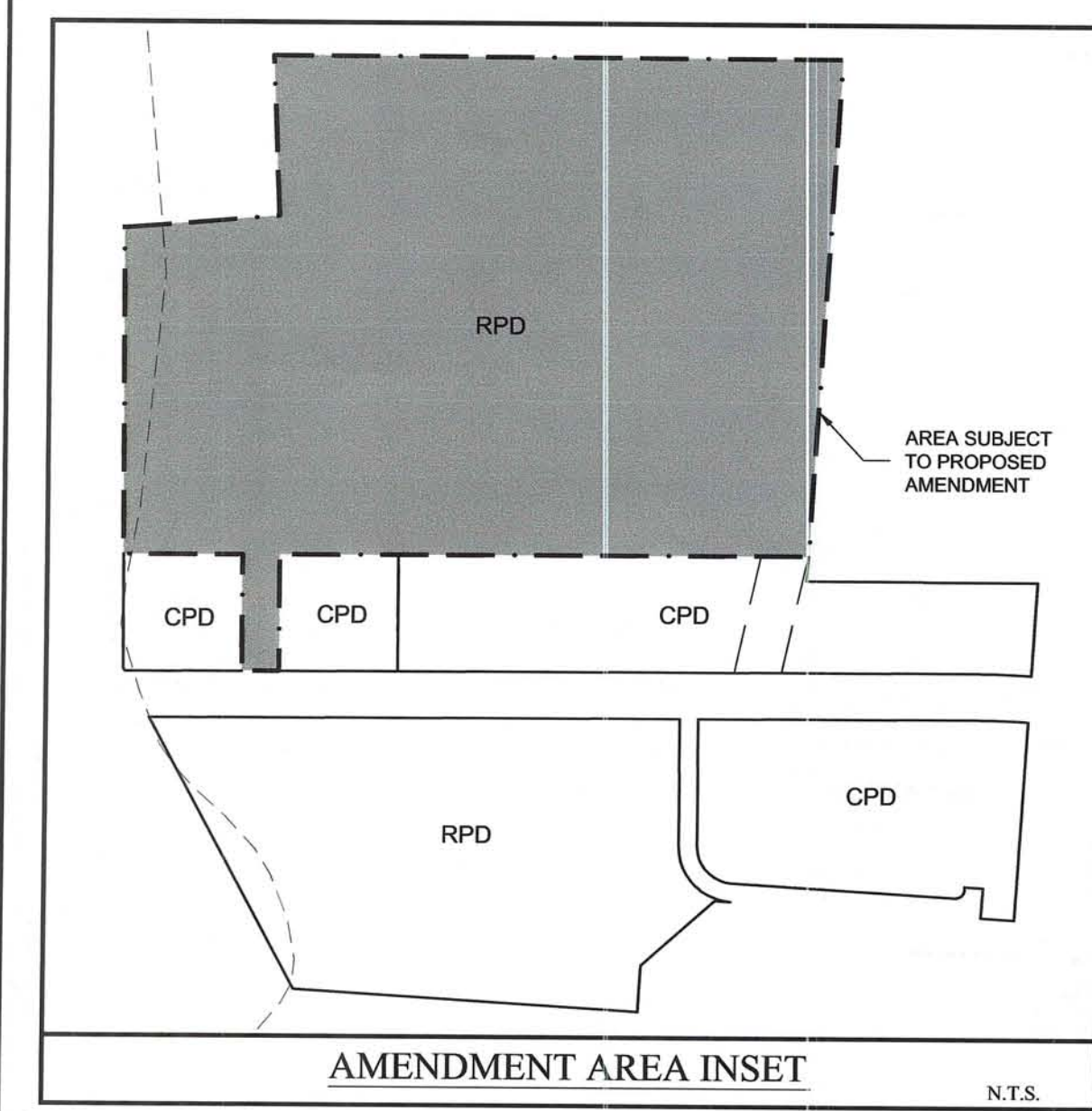


TABLE B
SITE DEVELOPMENT REGULATIONS:

PERMITTED USES	TRACTS 1-3					TRACT 4
	ASSISTED LIVING FACILITY	SINGLE FAMILY	TOWNHOME	MULTI-FAMILY	RECREATION AREA	OFFICE
*MAXIMUM UNIT COUNT	350	0 - 80	0 - 80	0 - 80	N/A	N/A
MINIMUM LOT AREA	10,000 S.F.	7,500 S.F.	1,600 S.F.	10,000 S.F.	9,000 S.F.	10,000 S.F.
MINIMUM LOT WIDTH	100'	75'	16'	100'	100'	100'
SETBACKS						
STREETS	25' (PUBLIC) 20' (PRIVATE)	25' (PUBLIC) 20' (PRIVATE)	25' (PUBLIC) 20' (PRIVATE)	25' (PUBLIC) 20' (PRIVATE)	25' (PUBLIC) 20' (PRIVATE)	25' (PUBLIC) 20' (PRIVATE)
REAR	30' - LOTS WITH ENHANCED BUFFER 20' = ALL OTHER LOTS	20'	20'	20'	20'	20'
SIDE	10'	5'	5' / 0'	10'	10'	10'
PRESERVE	25'	25'	25'	25'	25'	25'
WATER BODY	25'	25'	25'	25'	25'	25'
MAXIMUM BUILDING HEIGHT	45'	35'	35'	50'	35'	35'
MAXIMUM BUILDING COVERAGE	45%	45%	65%	45%	45%	60%
BUILDING SEPARATION	1/2 THE BUILDING HEIGHT, BUT NOT LESS THAN 15'	10'	10'	1/2 THE BUILDING HEIGHT, BUT NOT LESS THAN 15'	10'	1/2 THE BUILDING HEIGHT, BUT NOT LESS THAN 15'
ACCESSORY PARKING SPACES PER UNIT	PER LDC SEC. 34-1173 PER LDC SEC. 34-2020					

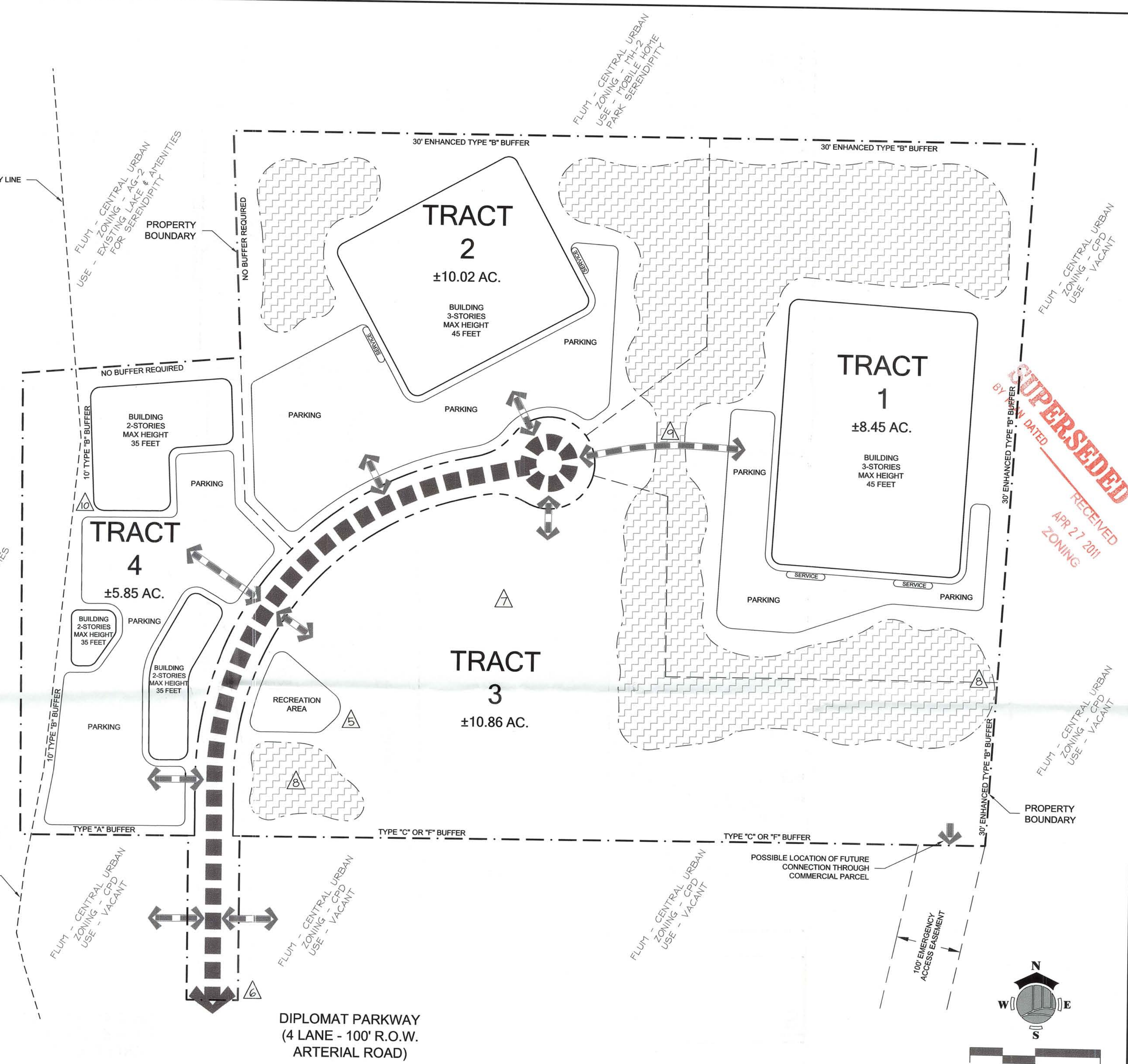


TABLE C
DENSITY / INTENSITY SUMMARY:

ALF / CCF	350 BEDS
RESIDENTIAL	80 D.U.
MEDICAL OFFICE	50,000 S.F.

LEGEND:

- [Hatched Box] OPEN SPACE / WATER MANAGEMENT
- [Triangle with A] DENOTES LOCATION OF REQUESTED DEVIATIONS.
- [Circle with S] DENOTES OPTIONAL LOCATIONS FOR SERVICE AREA
- [Dashed Line] DENOTES FLOOD WAY

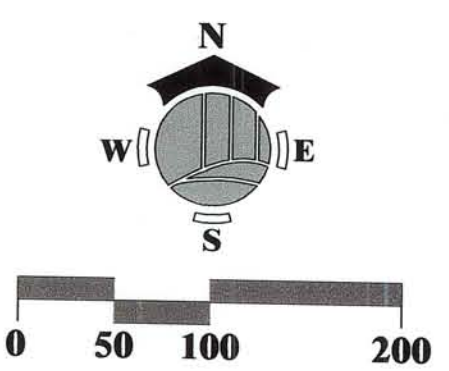
LAND USE CONVERSION:

ABOVE USES MAY BE CONVERTED ACCORDING TO THE FOLLOWING RATIOS:

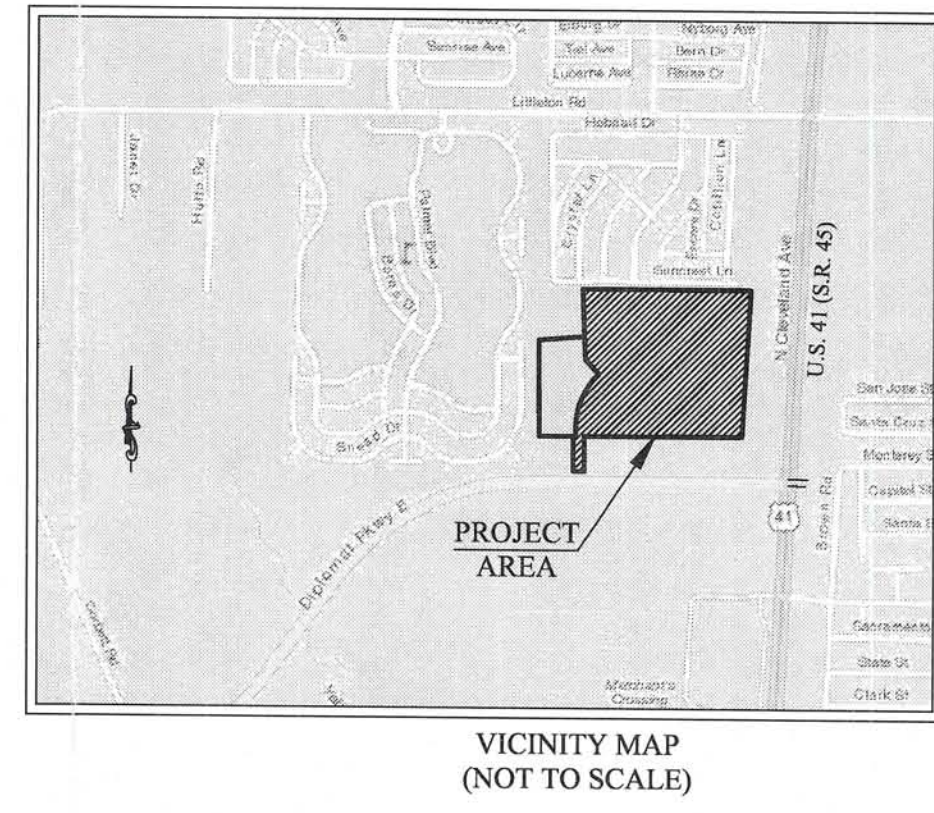
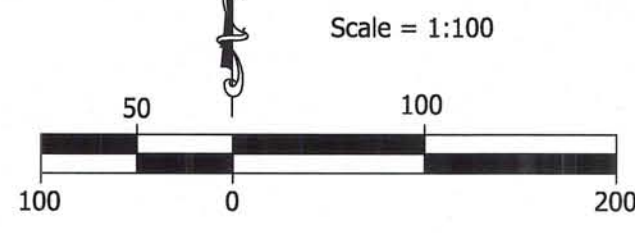
4 ALF / CCF BEDS	=	1 D.U.
400 SQ. FT. MEDICAL OFFICE	=	1,000 SQ. FT. PROFESSIONAL OFFICE

- NOTES:**
- ALL DEVIATIONS REQUESTED AND APPROVED WITHIN Z-06-004 AND ADD2007-00169 REMAIN IN EFFECT.
 - DEVIATIONS 1-4 APPLY TO THE SOUTHERN RPD/CPD AREA NOT SUBJECT TO THIS AMENDMENT
 - CONFIGURATIONS & LOCATIONS OF WATER MANAGEMENT AREAS SUBJECT TO CHANGE BASED ON FINAL WATER MANAGEMENT REQUIREMENTS AT TIME OF LOCAL DEVELOPMENT ORDER
 - TRACT ACREAGES, CONFIGURATIONS, AND BUILDING FOOTPRINTS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE AT TIME OF LOCAL DEVELOPMENT ORDER
 - MAXIMUM PROPOSED BUILDOUT DENSITY IS 80 RESIDENTIAL UNITS AND 350 ALF/CCF BEDS AND IS SUBJECT TO THE LAND USE CONVERSION, TABLE C.
 - MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE IS 50,000 S.F. AND IS SUBJECT TO THE LAND USE CONVERSION, TABLE C.
 - NO ENCROACHMENT WITHIN THE FEMA FLOODWAY SHALL BE ALLOWED.
 - INDIGENOUS PRESERVATION PROVIDED WITHIN EXISTING SOUTHERN RPD/CPD PER Z-06-004.

RECEIVED
APR 27 2010
ZONING



RECEIVED
JUL 26 2010
COMMUNITY DEVELOPMENT



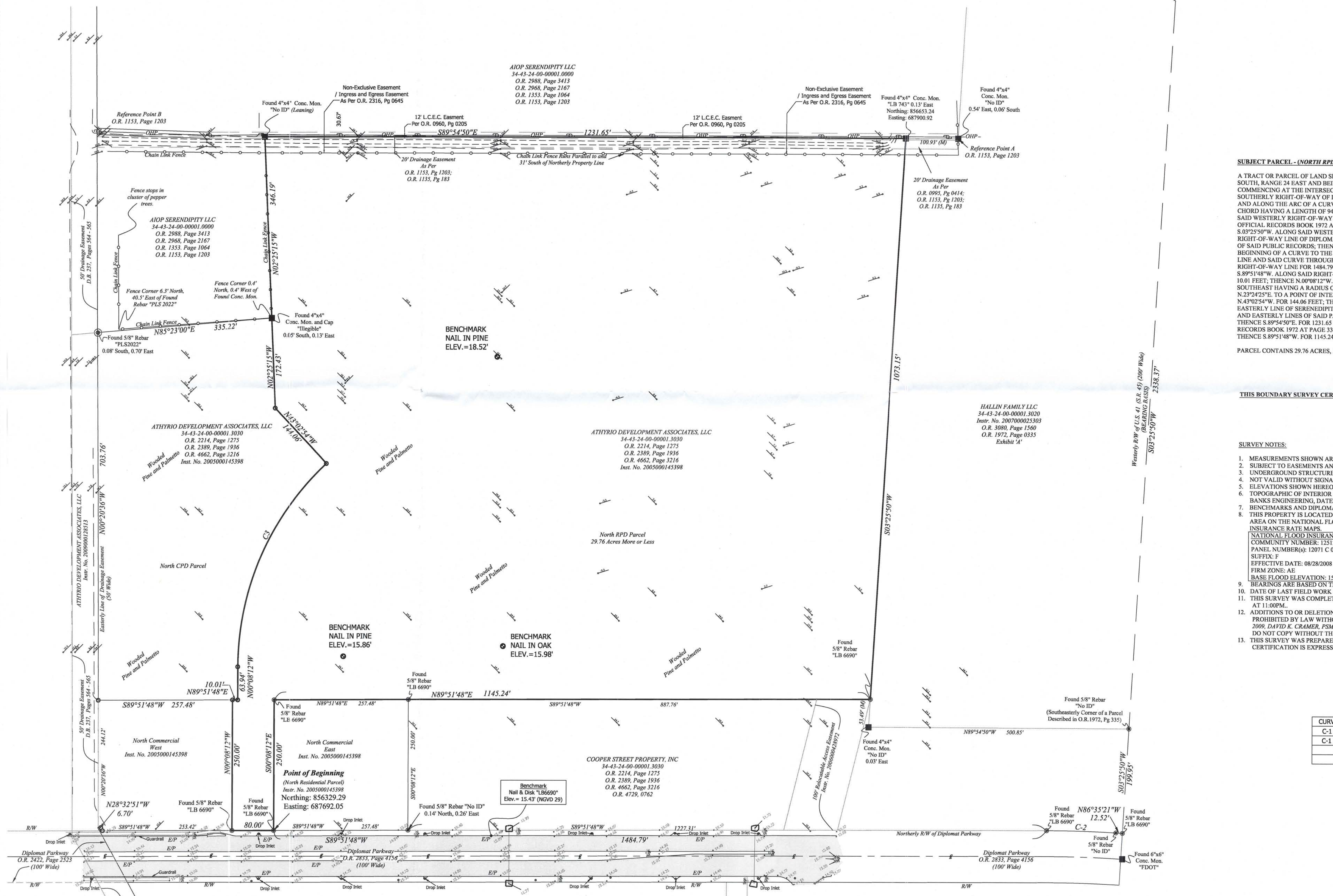
Point of Commencement
 Instr. No. 2005000143398
 (Point of Intersection of the Southerly R/W of Littleton and the Westerly R/W of U.S. 41)

Southerly R/W of Littleton Road (50' Wide)

Found Best 5/8" Rebar "No ID" 0.9' South, 0.1' East

Not Found

7-ELEVEN INC
 34-43-24-00-00001.001C
 O.R. 3591, Page 2087
 O.R. 3221, Page 0450
 O.R. 3228, Page 4623
 O.R. 2929, Page 2368
 O.R. 0421, Page 0486
 O.R. 0280, Page 0461



SUBJECT PARCEL - (NORTH RPD):

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S 03°25'10"W TO A POINT OF TANGENCY; THENCE S 03°25'10"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 238.37 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE S 03°25'10"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 199.95 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N 86°35'21"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 12.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2150.00 FEET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 133.12 FEET; THENCE S 89°51'48"W ALONG SAID RIGHT-OF-WAY LINE FOR 148.79 FEET TO THE POINT OF BEGINNING; THENCE, FROM SAID POINT OF BEGINNING, CONTINUE S 89°51'48"W ALONG SAID RIGHT-OF-WAY LINE FOR 80.00 FEET; THENCE N 09°08'12"W FOR 250.00 FEET; THENCE N 89°51'48"E FOR 10.01 FEET; THENCE N 09°08'12"W FOR 63.94 FEET; THENCE N 02°25'15"W FOR 172.43 FEET TO AN INTERSECTION WITH THE SOUTHERLY AND EASTERLY LINES OF SERENDIPITY SOUTH MOBILE HOME PARK (UNRECORDED); THENCE CONTINUE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARK FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: N 02°25'15"W FOR 346.19 FEET; THENCE S 89°51'48"W FOR 121.45 FEET TO THE WESTERLY LINE OF THE AFORESAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335; THENCE S 03°25'10"W ALONG THE WESTERLY LINE OF SAID PARCEL FOR 1073.15 FEET; THENCE S 89°51'48"W FOR 1145.24 FEET; THENCE S 09°08'12"E FOR 250.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 29.76 ACRES, MORE OR LESS.

SURVEY NOTES:

- MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS OTHERWISE SHOWN.
- NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER (P.S.M.).
- ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29).
- TOPOGRAPHIC OF INTERIOR OF PARCEL AND DITCHES SHOWN HEREON FROM FIELD SURVEY PREPARED BY BANKS ENGINEERING, DATED 12/05/07.
- BENCHMARKS AND DIPLOMAT PARKWAY REVERIFIED AT TIME OF SURVEY.
- THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

NATIONAL FLOOD INSURANCE INFORMATION:
 PANEL NUMBER: 125124
 COMMUNITY NUMBER: 12071 C 0258 & 0259
 SUFFIX: F
 EFFECTIVE DATE: 08/28/2008
 FIRM ZONE: AE
 BASE FLOOD ELEVATION: 15.0' (N.A.V.D.85)

- BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF U.S. 41 (STATE ROAD 45/ TAMiami TRAIL), BEING S03°25'10"W.
- DATE OF LAST FIELD WORK: SEPTEMBER 20th, 2010
- THIS SURVEY WAS COMPLETED BASED UPON TITLE CERTIFICATE PREPARED BY JEFFREY DEUTCH, ON AUGUST 23RD, 2010 AT 11:00PM.
- ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2009; DAVID K. CRAMER, PSM. ALL RIGHTS RESERVED. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF DAVID K. CRAMER, PSM.
- THIS SURVEY WAS PREPARED ONLY FOR THE CLIENTS AS NAMED HEREON AND NO THIRD OR OTHER PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C-1 (C)	94.14	5829.58	94.14	S02°58'05"W	0°55'30"
C-1 (D)	94.14	5829.58	94.14	S03°47'10"W	N/A
C-2	133.12	2150.00	133.10	N88°21'46"W	3°32'51"
C3	435.59	530.00	423.43	N23°24'25"E	47°05'21"

DCI 2010-00015



EXHIBIT NO. PH-3.D.1

SURVEY LEGEND		SURVEY ABBREVIATIONS	
⊕	FOUND NAIL & DISK 'AS MARKED'	CONC.	CONCRETE
⊙	SET NAIL AND DISK 'CRAMER'	(D)	DENOTES DEED
⊗	FOUND REBAR AND CAP 'AS MARKED'	D.B.	DEED BOOK
⊙	SET 5/8" REBAR AND CAP 'CRAMER'	E/P	EDGE OF PAVEMENT
⊙	CENTERLINE	ELEV	ELEVATION
⊙	STORM DRAIN MANHOLE	L.C.E.C.	FLORIDA DEPARTMENT OF TRANSPORTATION
⊙	POWER POLE	LE	LEE COUNTY ELECTRIC COOPERATIVE
⊙	CHAINLINK FENCE	(M)	DENOTES MEASURED
-OHP-	OVERHEAD POWER	MON.	MONUMENT
⊙	EXISTING ELEVATION	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
⊙	DENOTES CURVE NUMBER	O.R.	OFFICIAL RECORDS BOOK
⊙	DENOTES LINE NUMBER	PG	PAGE
		R/W	RIGHT OF WAY

David Keith Cramer
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 6665

D CRAMER SURVEYING, INC.
 SURVEYING PROFESSIONALS
 PROFESSIONAL SURVEYOR AND MAPPER NUMBER PSN6665
 1031 Cape Coral Pkwy East, Suite 209, Cape Coral, FL 33904
 Phone: (239) 540-8556 Fax: (239) 540-4750
 www.cramersurveying.com

Boundary and Partial Topographic Survey
 of a Portion of Section 34, Township 43 South, Range 24 East, Lee County, Florida.

SECTION 34, TOWNSHIP 43S, RANGE 24E

DATE: _____

REVISION: _____

DRAWN BY: D.K.C.

CHECKED BY: A.S.

JOB No: 10-1082

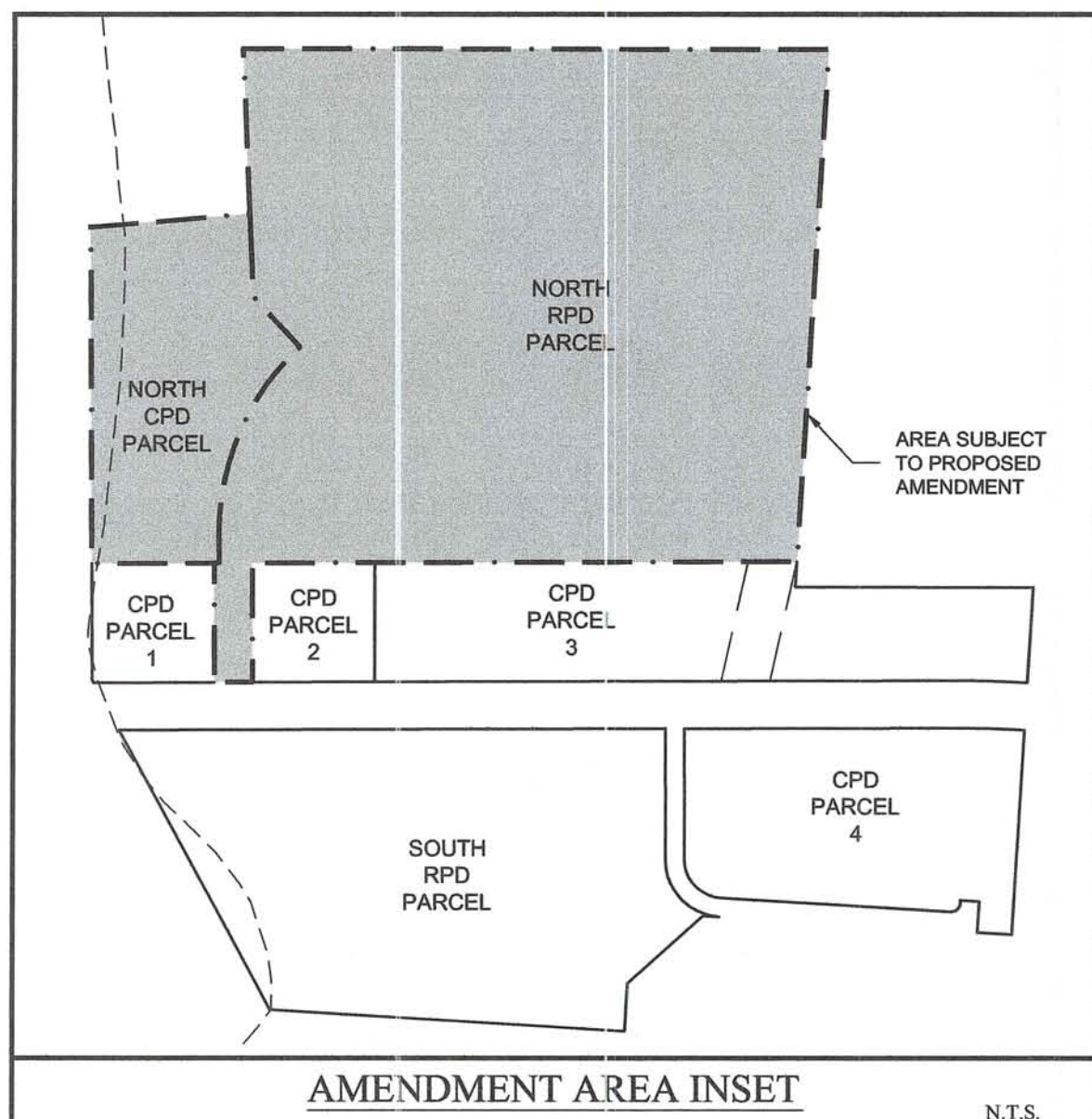


TABLE A

OPEN SPACE CALCULATIONS:

TRACT	ACREAGE	OPEN SPACE %	ACRES
RPD	29.75 AC.	40%	11.90 AC.
CPD	5.43 AC.	30%	1.63 AC.
TOTAL	35.18 AC.		13.53 AC.

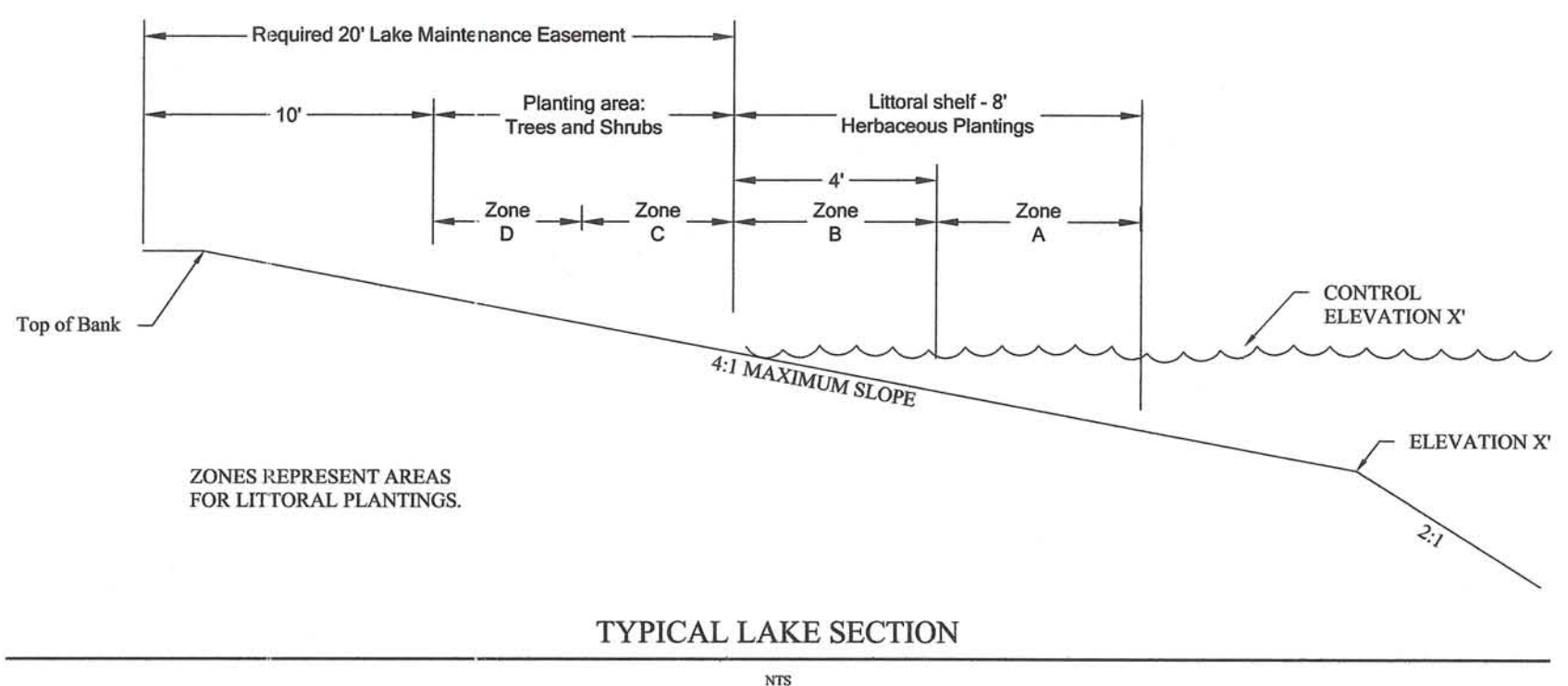
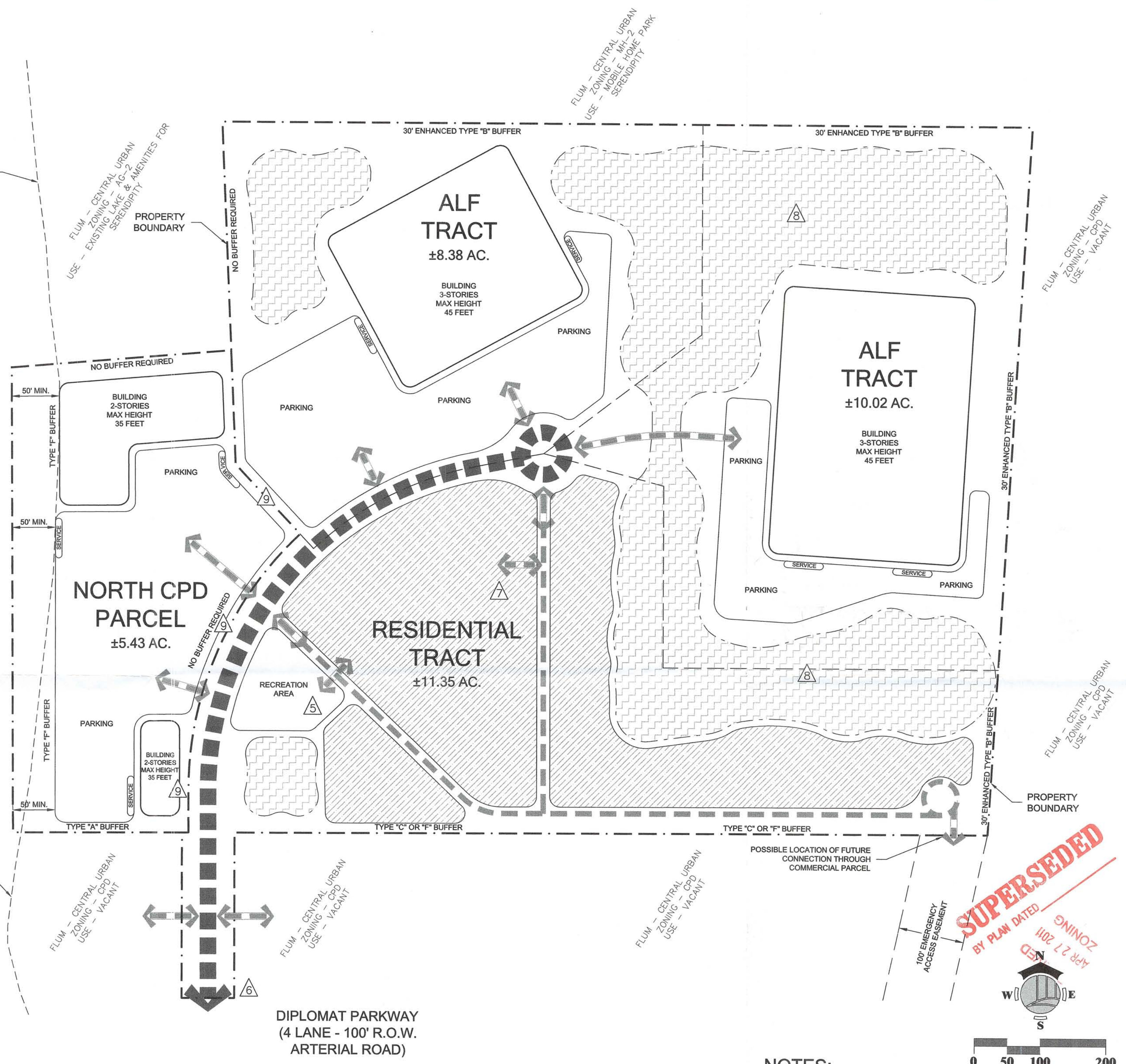
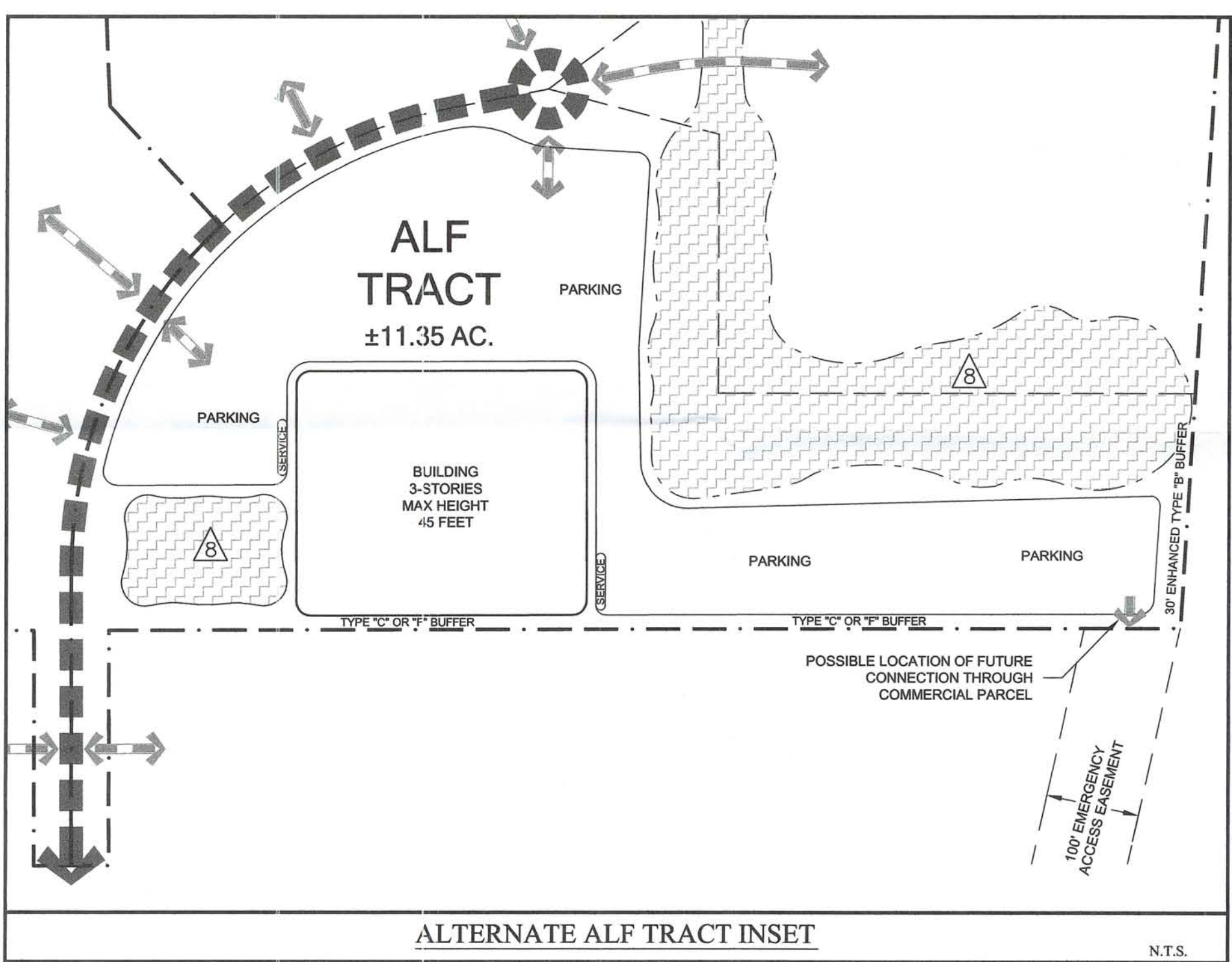


TABLE B

DENSITY / INTENSITY SUMMARY:

ALF / CCF	350 BEDS
RESIDENTIAL	80 D.U.
MEDICAL OFFICE	50,000 S.F.

LAND USE CONVERSION:

ABOVE USES MAY BE CONVERTED ACCORDING TO THE FOLLOWING RATIOS:

4 ALF / CCF BEDS	=	1 D.U.
400 SQ. FT. MEDICAL OFFICE	=	1,000 SQ. FT. PROFESSIONAL OFFICE

LEGEND:

- [Hatched Box] RESIDENTIAL AREA
- [Dotted Box] OPEN SPACE / WATER MANAGEMENT
- [Triangle with A] DENOTES LOCATION OF REQUESTED DEVIATIONS.
- [Circle with S] DENOTES OPTIONAL LOCATIONS FOR SERVICE / DUMPSTER AREA
- [Dashed Line] DENOTES FLOOD WAY

NOTES:

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- INDIGENOUS PRESERVATION PROVIDED WITHIN EXISTING SOUTHERN RPD/CPD PER Z-06-004.

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT
DCI 2010-00015

ensite
1514 BROADWAY, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239) 226-0024 - FX: (239) 226-0094
EB-2654 CA-LC26000374

KINSEY ASSOCIATES INCORPORATED

DIPLOMAT PROPERTY RPD / CPD (NORTH PARCEL)

REVISIONS

NO.	DESCRIPTION	DATE
1	Revised per the county sufficiency comments dated 08-06-10	9-22-10
2		
3		
4		
5		
6		

DATE: 09-22-10
PROJECT NO. 1155-01
FILE NO. 1155-01-MCP01.dwg
SCALE: AS SHOWN

DATE: 09-22-10
PROJECT NO. 1155-01
FILE NO. 1155-01-MCP01.dwg
SCALE: AS SHOWN

MASTER CONCEPT PLAN D-7-M.1

1 of 1

