

Maps for

Case #:

DC12002-00024

LAND USE SUMMARY

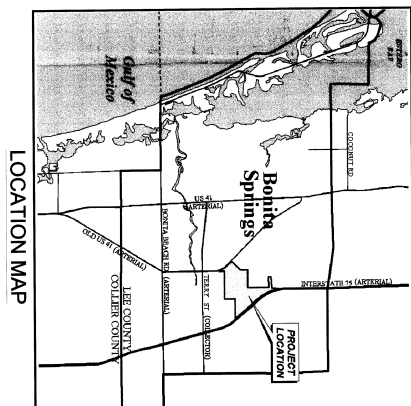
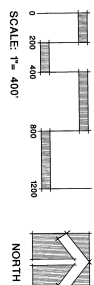
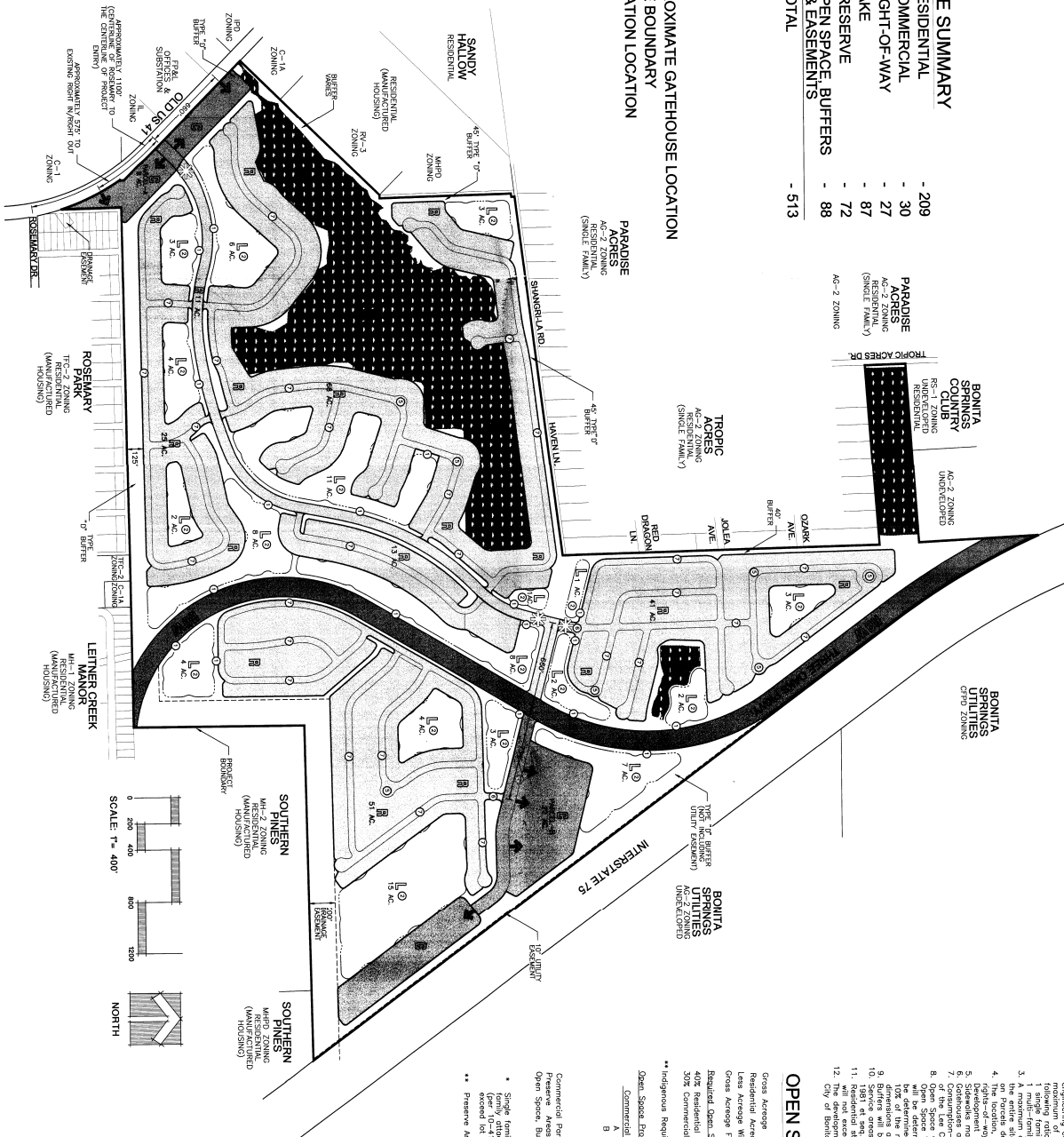
	RESIDENTIAL	- 209		PARADISE	- 30
	COMMERCIAL	- 27		LAKE	- 87
	RIGHT-OF-WAY	- 87		PRESERVE	- 88
	OPEN SPACE, BUFFERS & EASEMENTS	- 88			
TOTAL		- 513			

LEGEND

APPROXIMATE GATEHOUSE LOCATION

ZONE BOUNDARY

DEVIATION LOCATION



SITE DEVELOPMENT CONDITIONS

1. A maximum of 1,400 dwelling units are permitted within the Town of Fort Myers Community.
2. Engineering considerations, in no event, will the residential units be allowed to exceed a maximum of 1,400 dwelling units. Residential unit conversions are subject to the following:
3. A minimum of 50,000 square feet of retail or office space is required to be developed on the entire site with no more than 50,000 square feet of retail to be developed.
4. The location, size and configuration of residential, commercial, buffers, lakes and rights-of-way, may vary to accommodate SWMD permitting and Lee County.
5. Siteplans may be modified within the rights-of-way easements.
6. Consumptive or premises may be allowed if utilized in compliance with Section 34-1264 of the Lee County Land Development Code with LDC Section 34-414 (c)(2). Refer to the Open Space Table. General open space location(s) within the individual commercial lots are indicated based on the entire CDP project. No commercial lot will provide less than 10% of the required open space on site. All open space shall comply with minimum.
9. Buffers will be provided consistent with LDC Section 10-416.
10. Service areas will be consistent with LDC Section 25 Off-Street Loading (Section 34-1264).
11. Residential structures located within 50 feet along the perimeter of the property boundary.
12. The development will meet the buffering standards as provided in Section 10-416(f) of the City of Bonita Springs Land Development Code.

OPEN SPACE TABLE

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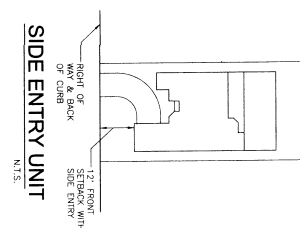
**TESONE MPD PROPERTY
DEVELOPMENT REGULATIONS**

COMMERCIAL -"C"

[illegible]

Insurance Companies
Laundry or Dry Cleaning - Group 1
Lawn and Garden Supply Store

- Music Store
- Non-Store Retailers - All Groups
- Offices - Medical
- Offices - Non-Medical
- Post Office and Mailbox Store
- Personal Services - All Groups excluding massage parlors
- Pet Services
- Pet Shop
- Pharmacy
- Religious Facilities
- Recreation Facilities - Personal, Private, Public
- Religious Facilities



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MPD
F
EPT PLAN
ITEX HOMES

LIST OF DEVIATIONS

-

[illegible]

Diagram illustrating a private local road right-of-way common access drive or easement. A vehicle is shown exiting a parking lot onto the road.

Diagram illustrating a driveway layout for a multi-family building. The diagram shows a driveway leading to a building with multiple units. Key features and labels include:

- MULTI-FAMILY BUILDING**: The structure on the right side of the diagram.
- CAR IN GARAGE**: A car is shown parked inside a garage unit.
- INDIVIDUAL PARKING SPACE TO BACK OUT**: A designated parking space for a car to back out of.
- STAGED GUEST PARKING**: A designated area for guest parking.
- DRIVEWAY CLEARANCE LESS THAN 12'**: A dimension indicating the clearance required for the driveway.
- PRIVATE LOCAL ROAD NOT FOR AVT'S. CANNOT BE USED FOR PARKING**: A note on the left side of the diagram.

[illegible]

DEVIATION #6 - NO ILLUSTRATION

DEVIATION #9 - NO ILLUSTRATION
DEVIATION #10 - NO ILLUSTRATION
WITHDRAWN

WITHDRAWN

Sheet 3 of 3

ALL THESE PATENTERS OF SECTIONS 21, 24, 25 AND 26, DEDICATED TO THE PUBLIC, HAVE BEEN MADE AVAILABLE BY RECORDING AS FOLLOWS:

1907-12-26

[illegible]

DEVELOPMENT OF AN INNOVATIVE AND SUSTAINABLE
 APPROACH TO MANAGING THE RISK OF
 ACCIDENTS AND INCIDENTS IN THE
 OIL AND GAS INDUSTRY
 A REPORT FOR THE
 OIL AND GAS INDUSTRY
 BY
 THE
 OIL AND GAS INDUSTRY
 RISK MANAGEMENT
 GROUP
 2004

THE COURT RECORDED THESE CONVEYANCES AND ISSUED A TOTAL OF 506,959 ACRES, MORE OR LESS.

FEDERAL STATE OF LOUISIANA
 SHERIFF ANDY ARTHUR TO ALL WITHIN HIS JUDICIAL DISTRICT
 RESPECTFULLY REQUESTS THAT YOU BE KEPT ADVISED OF ANY
 INFORMATION THAT MAY BE RECEIVED FROM THE
 11000 ELIZABETH AVENUE
 NEW ORLEANS, LA 70112

[illegible]

PRINTED

[illegible]

MOSEMAN DRIVE

MOSEMAN DRIVE

MOSEMAN DRIVE

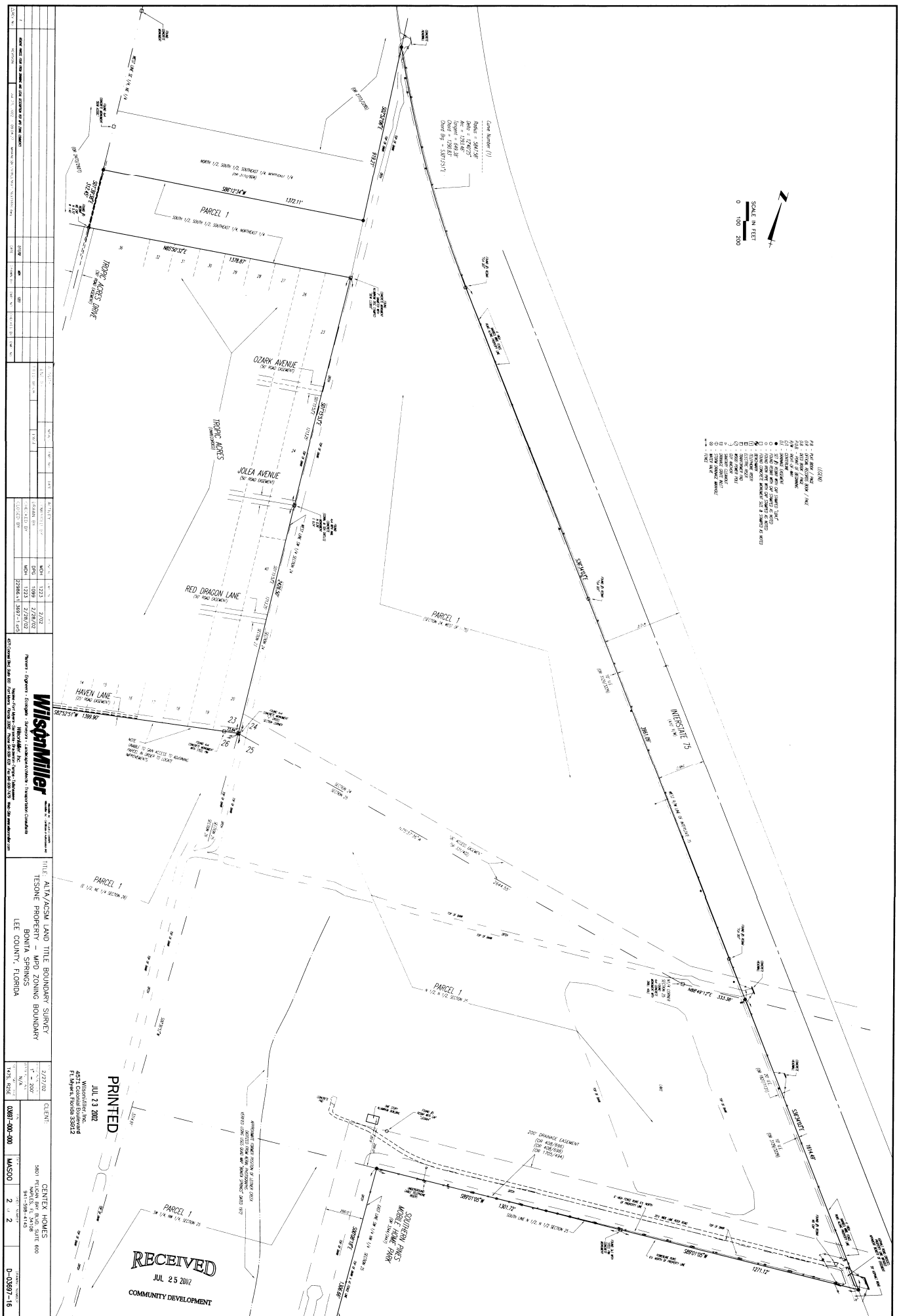
30.14

30.14

L10	N.0122.25°N.	463.76"
L11	N.0122.25°N.	122.28"
L12	N.45.38.45°N.	155.07"

Wilson Miller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

JUL 25 2002



ALL THOSE PORTIONS OF SECTIONS 23, 24, 25 AND 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST, 11E COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THE STATE OF TEXAS, County of EL PASO, do hereby certify that JOSEPH A. GONZALES is the duly elected member of the SEVENTH DISTRICT of the SEVENTH CONGRESS, and that he is qualified to exercise the duties of said office.

WITNESS MY HAND AND SEAL OF OFFICE, this 15TH day of NOVEMBER, 1911.

JOHN W. HARRIS, County Clerk.

1. THE STATE OF TEXAS, County of EL PASO, do hereby certify that JOSEPH A. GONZALES is the duly elected member of the SEVENTH DISTRICT of the SEVENTH CONGRESS, and that he is qualified to exercise the duties of said office.

WITNESS MY HAND AND SEAL OF OFFICE, this 15TH day of NOVEMBER, 1911.

JOHN W. HARRIS, County Clerk.

[illegible][illegible][illegible]

STAFF PHOTO AFFAIRS TO PUT WITHIN 1000 STATE & ACCORDING TO 1000

[illegible]

Chard Bay. S. 127° 18' 10" E

L12 N 45° 28' 43" E 155.07°

EXHIBIT 1 B 0

Article No.	643
Volume	10
Issue	1
Year	2000
Page	1-10
Author	W. J. G. M. van den Broek et al.
Title	Effect of a 10% increase in the minimum wage on the employment of low-skilled workers in the Netherlands
Journal	Journal of Applied Econometrics
DOI	10.1002/1097-4566(200001)15:1<1::AID-JAE1>3.0.CO;2-1
Abstract	The minimum wage in the Netherlands was increased by 10% in 1997. This paper examines the effect of this increase on the employment of low-skilled workers. The results show that the increase in the minimum wage led to a significant decrease in the employment of low-skilled workers. The effect was largest for the most vulnerable groups of low-skilled workers, namely for those with a low level of education and those who are unemployed for a long time.

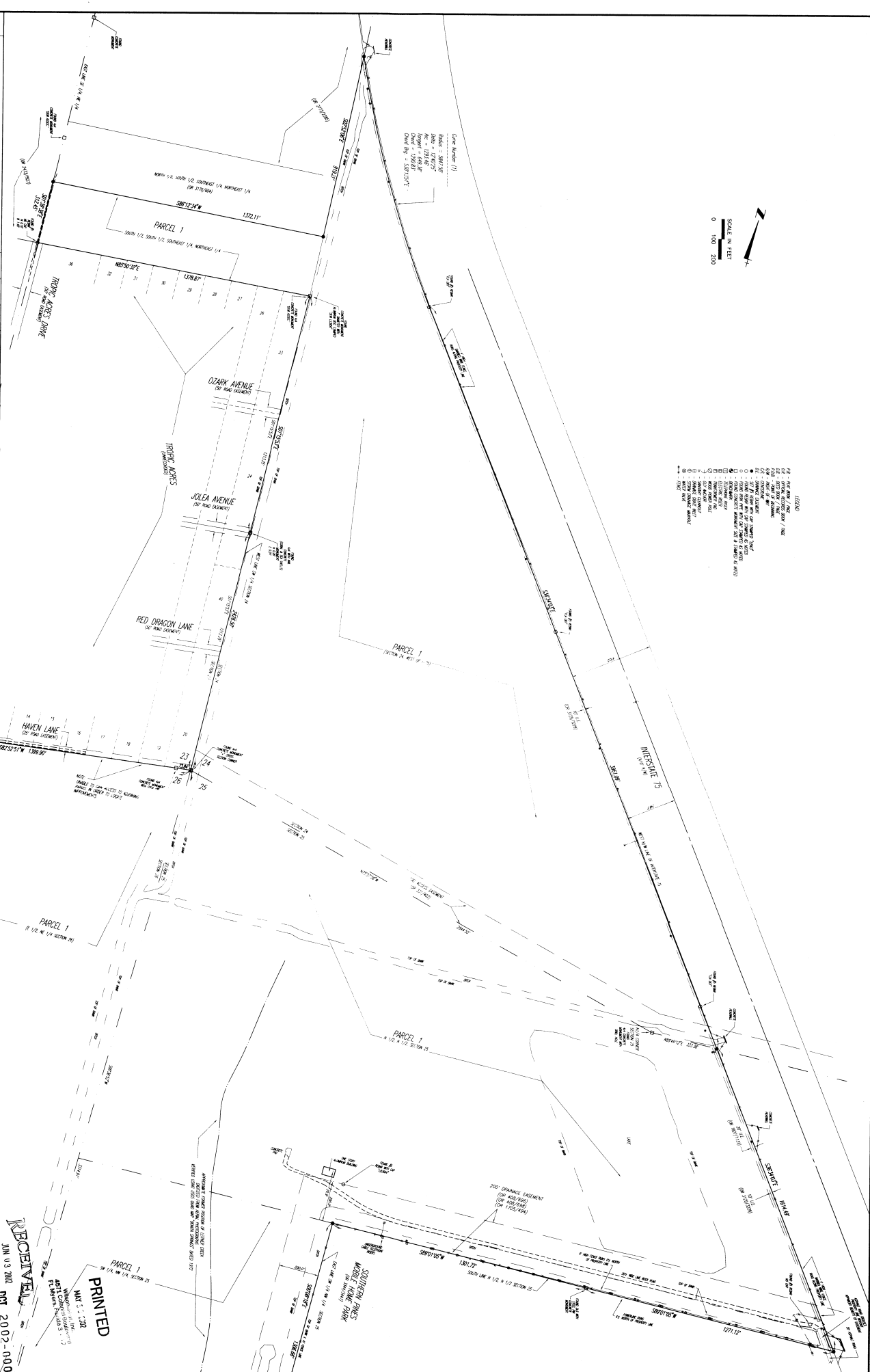
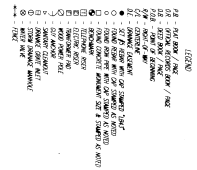
P_{eff}	1.0000 ± 0.0000	1.0000 ± 0.0000	1.0000 ± 0.0000	1.0000 ± 0.0000
χ^2_{min}	1.10 ± 0.01	1.10 ± 0.01	1.10 ± 0.01	1.10 ± 0.01

CLOSED BY		20649.v1	3697-1.ctb
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WISCONSIN, INC.
Madison • Fort Myers • Sarasota • Princeton • Tampa • Tallahassee

LEE COUNTY, FLORIDA

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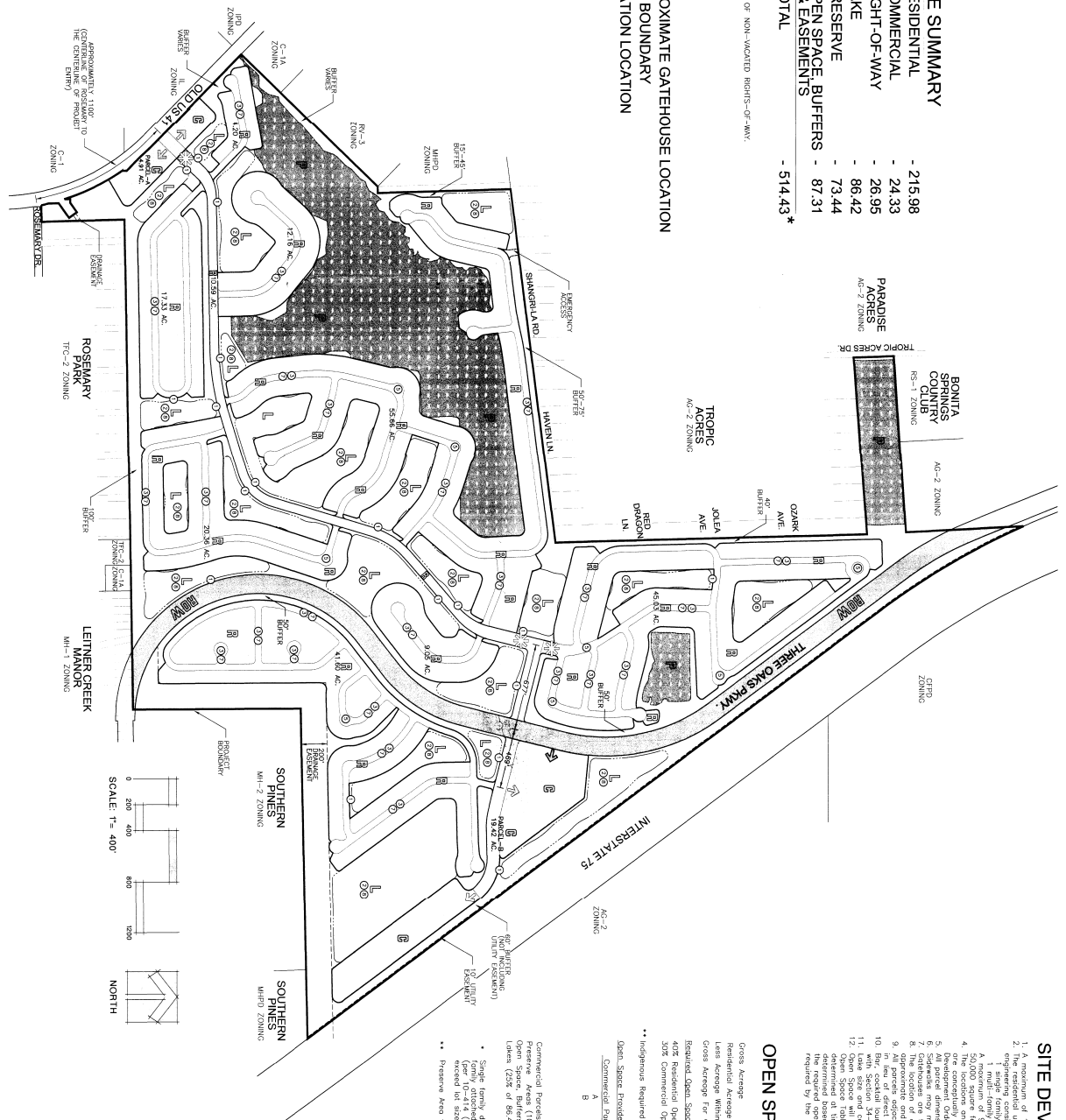
[illegible]

LAND USE SUMMARY

RESIDENTIAL	- 215.98
COMMERCIAL	- 24.33
RIGHT-OF-WAY	- 26.95
LAKE	- 86.42
PRESERVE	- 73.44
OPEN SPACE, BUFFERS & EASEMENTS	- 87.31
TOTAL	- 514.43 *

* INCLUDES AREAS OF NON-WANTED RIGHTS-OF-WAY.

- LEGEND**
- APPROXIMATE GATEHOUSE LOCATION
 - ZONE BOUNDARY
 - DEVIATION LOCATION

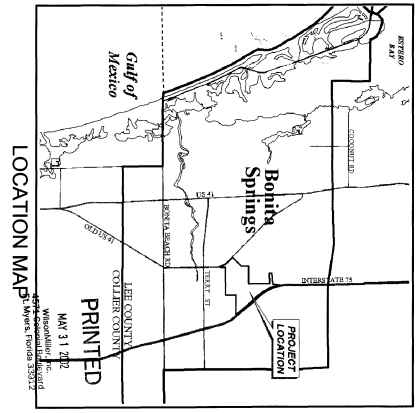


SITE DEVELOPMENT CONDITIONS

1. A maximum of 1,400 dwelling units are permitted within the Tesone MPD Community.
2. The residential unit mix is preliminary and subject to change due to marketing and market conditions. The unit mix shall be subject to the following ratios:
 - a. Single family unit = 1.91 multi-family units
3. A minimum of 60,000 square feet of commercial retail will be developed on parcels designated as "C".
4. A minimum of 50,000 square feet of commercial retail will be developed on parcels designated as "C".
5. All other parcels are to be developed for residential purposes, and are subject to change during the development process.
6. All parcels are to be developed for residential purposes, and are subject to change during the development process.
7. All parcels are to be developed for residential purposes, and are subject to change during the development process.
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19. All parcels are to be developed for residential purposes, and are subject to change during the development process.
20. All parcels are to be developed for residential purposes, and are subject to change during the development process.

OPEN SPACE TABLE

ACRES	
Gross Acreage	514.43
Residential Acreage	215.98
Less: Acreage Within "R"	172.78
Gross Acreage For Open Space Calculations	43.20
Required Open Space	17.28
40% Residential Open Space Required by LDC (40% of 43.20)	17.28
30% Commercial Open Space Required by LDC (30% of 24.33)	7.30
Indigenous Required by LDC	12.25
Open Space Provided	10%
Commercial Parcels	2.43
Open Space, Buffers & Easements	87.31
Land (22% of 86.42)	21.61
Single family detached on lots over 6500 sq. ft., duplexes on lots over 7500 sq. ft., and two (per 10-414 (a) Open Space Requirement table) 80% of single family units are projected to exceed lot size requirements.	184.79
Indigenous Area to satisfy indigenous requirement.	



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MAY 31, 2002
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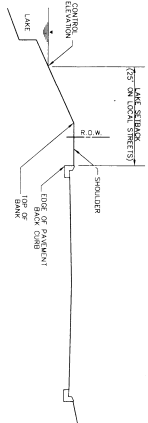
TESONE MPD
EXHIBIT IV-F
MASTER CONCEPT PLAN
PREPARED FOR: CENTEX HOMES

Wilson Miller, Inc.
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
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TESONE MPD

LIST OF DEVIATIONS

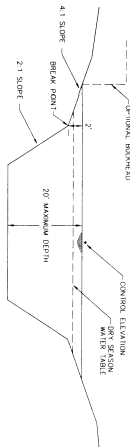
1. Deviation from LDC Section 10-329(e)(1)(c), to allow lake setbacks from right-of-way as follows:
 - a) Setbacks for excavations will be measured from edge of pavement or back of curb to edge of water control elevation.
 - b) Where adequate elements for the protection of roadway vehicles are provided, a 0 foot setback from back of curb to edge of water control elevation will be provided.
2. Deviation from LDC Section 10-329(e)(4) which requires excavations to be sloped at four horizontal to one vertical to a water depth of four feet below the dry season water table and two horizontal to one vertical thereafter to allow for lake slope to conform with SWMD criteria.
3. Deviation from LDC Section 10-355(a)(1) which requires a 10 foot public utility easement on both sides of a roadway parcel to allow the public utility easement on one side only.
4. Deviation from LDC Section 10-81(2) (Traffic Pattern) and 34-203(4) (Access) which require all parking lots to be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow individual parking spaces to back onto right-of-way or easement for common access drives and private local roads.
5. Deviation from LDC Section 10-285 which requires a minimum of 125 foot spacing between driveway accesses to a local road to allow two connections for local streets, accessways and short cul-de-sacs (eyebrows) at a spacing less than 125 feet.
6. Deviation from LDC Section 10-291 (3) which requires, where practical, any residential development of at least 10 acres to provide two (2) or more means of ingress and egress to allow only one mean of ingress and egress.
7. Deviation from LDC Section 10-296(b) Table 3 (Specifications for Privately Maintained Streets) which requires a right-of-way width of 35 feet for a two-way closed drainage, rear lot drainage or fronted crown, to allow a right-of-way width to coincide with the back of curb for local private roads.
8. Deviation from LDC Section 10-329(e)(3) which requires the maximum depth of excavation not to exceed 12 feet to allow a not to exceed depth of 20.
9. Deviation from LDC 10-418 to allow the elimination of lake littoral planting requirements.
10. Deviation from LDC Section 30 - Signs, to allow signage in conformance with the Tesone Signage Program.
11. Deviation from LDC Section 34-201(2)(c) to allow stacked parking or multifamily units that have a specific garage or driveway appurtenant to it.



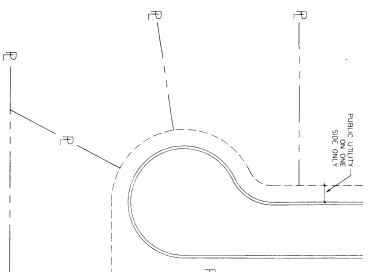
DEVIATION #1 (A)



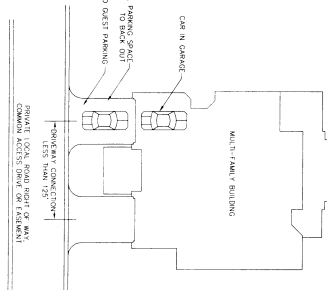
DEVIATION #1 (B)



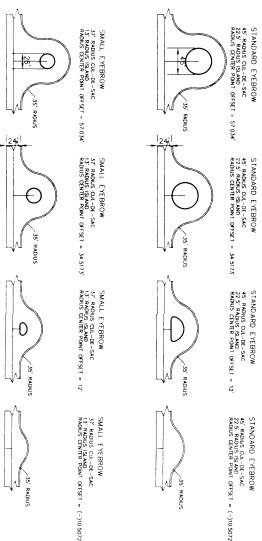
DEVIATION #2



DEVIATION #3



DEVIATION #4, 5, 11



DEVIATION #5

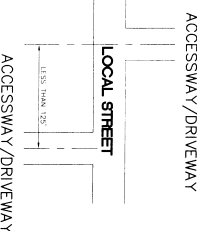


DEVIATION #6 - NO ILLUSTRATION

DEVIATION #7

DEVIATION #9 - NO ILLUSTRATION

DEVIATION #10 - NO ILLUSTRATION



ACCESSWAY/DRIVEWAY

ACCESSWAY/DRIVEWAY

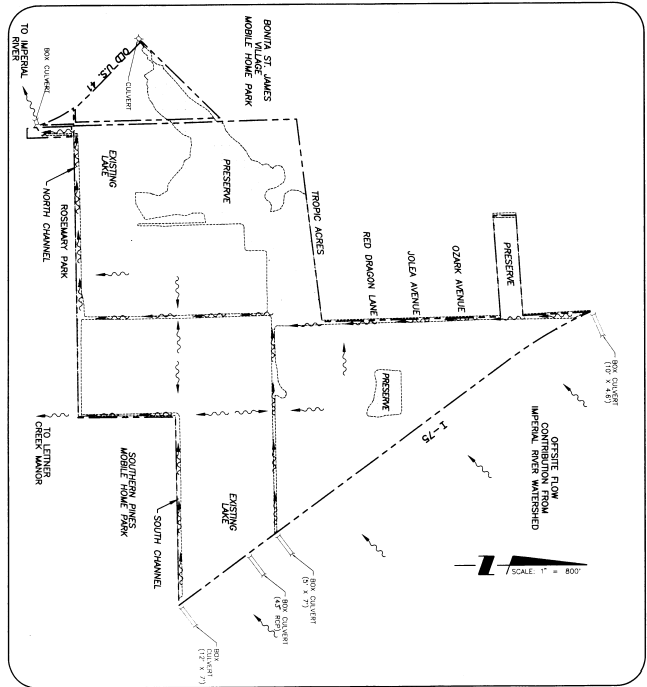
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COMMUNITY DEVELOPMENT

Wilson Miller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
Wilson Miller, Inc.
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33902
Phone: 941-336-0202 • Fax: 941-336-7409
E-mail: FortMyers@wilsonmiller.com • Web-Site: www.wilsonmiller.com

TESONE MPD
EXHIBIT IV-F
DEVIATION SKETCHES
PREPARED FOR: CENTEX HOMES

DESIGNED BY: DWG/686
CHECKED BY: SLO/623
DATE: 5/20/02
SCALE: N.T.S.
PROJECT: 03857-000-001/20000
FILE # D-3857-15
SHEET 3 OF 3

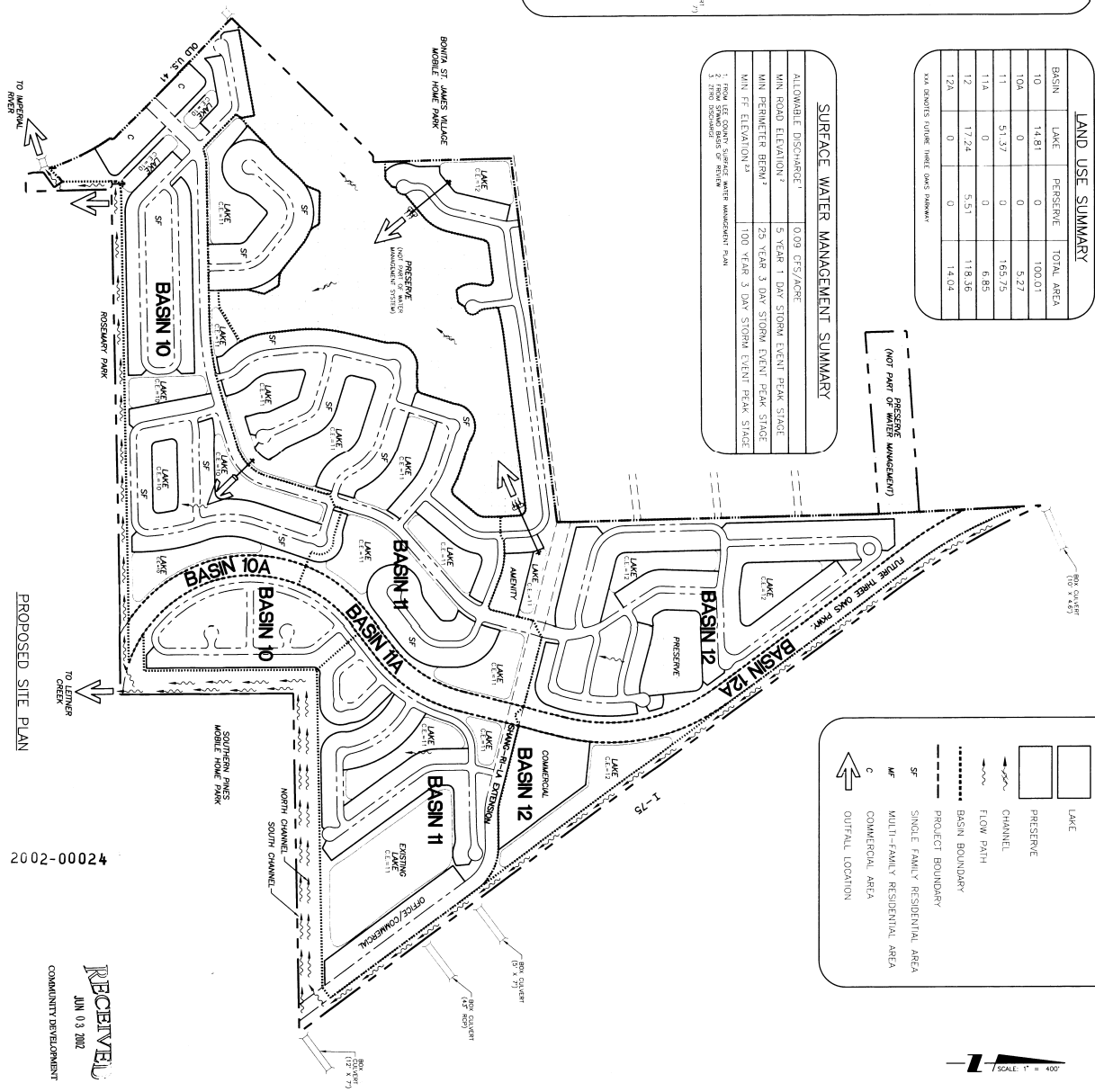
PRINTED
JUN 11 2002
Fort Myers, Florida
4571 Colonial Boulevard, Suite 100
Fort Myers, Florida 33902



LAND USE SUMMARY				
BASIN	LAKE	PRESERVE	TOTAL AREA	
10	14.81	0	100.01	
10A	0	0	5.22	
11	51.37	0	165.75	
11A	0	0	6.85	
12	17.24	5.51	118.36	
12A	0	0	14.04	

SURFACE WATER MANAGEMENT SUMMARY				
ALLOWABLE DISCHARGE ¹	0.09 CFS/ACRE			
MIN. ROAD ELEVATION ²	5 YEAR 1 DAY STORM EVENT PEAK STAGE			
MIN. PERMETER BEAM ²	25 YEAR 3 DAY STORM EVENT PEAK STAGE			
MIN. FE ELEVATION ^{2,3}	100 YEAR 3 DAY STORM EVENT PEAK STAGE			

¹ FROM ILL. COUNTY SURFACE WATER MANAGEMENT PLAN
² FROM ILL. COUNTY SURFACE WATER MANAGEMENT PLAN
³ FROM DISCHARGE OF 0.09 CFS



LEGEND

- LAKE
- PRESERVE
- CHANNEL
- FLOW PATH
- BASIN BOUNDARY
- PROJECT BOUNDARY
- SINGLE FAMILY RESIDENTIAL AREA
- MULTI-FAMILY RESIDENTIAL AREA
- COMMERCIAL AREA
- OUTFALL LOCATION

2002-00024

RECEIVED
 JUN 03 2002
 COMMUNITY DEVELOPMENT

TESONE MPD
EXHIBIT IV-1
SURFACE WATER MANAGEMENT PLAN
 PREPARED FOR: CENTEX HOMES

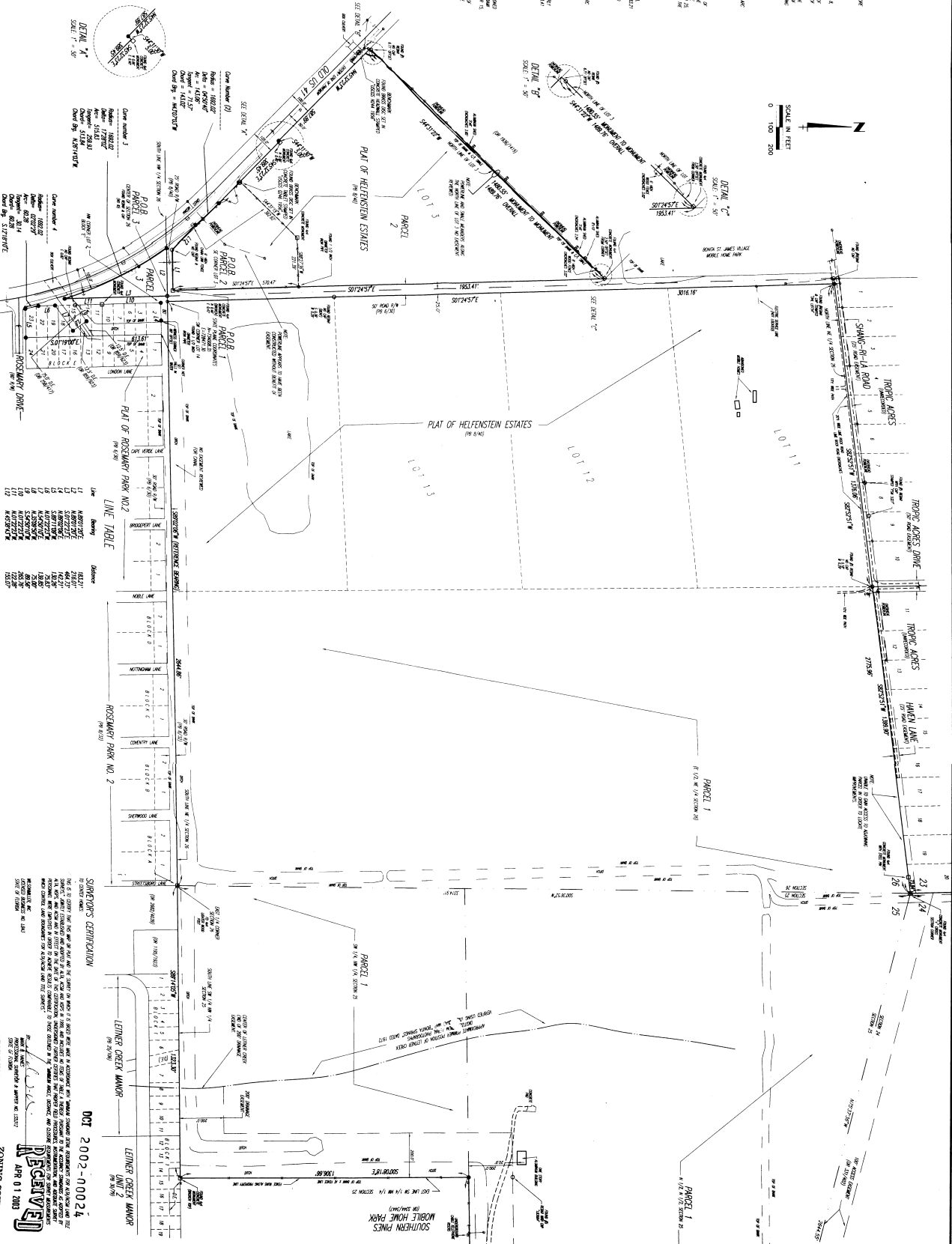
WilsonMiller
 Planners • Engineers • Ecologists • Surveyors
 Landscape Architects • Transportation Consultants
 WilsonMiller Inc.
 Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
 4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33902
 Phone: 941-939-1000 • Fax: 941-939-7479
 E-mail: FortMyer@WilsonMiller.com • Web-Site: www.wilsonmiller.com

PRINTED
 JUN 03 2002
 WilsonMiller Inc.
 4571 Colonial Boulevard
 Fort Myers, Florida 33902
 Scale: 1" = 400'
 Date: MAY 2002
 Drawn by: A.C.S./J.S.K.
 Designed by: M.H./J.S.K.
 SEC 3.2.1, IMP 4.25, REG 7.1
 PIN 03697-000-001-EP900
 File #: 0-3697-14
 Sheet 1 of 1

ALL THESE PORTIONS OF SECTIONS 23, 24, 25 AND 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST, 12E COUNTY, FLORIDA, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

[illegible][illegible][illegible][illegible]

THIS DRAWING DOES NOT PURPORT TO REPLICATE THE REGULATORY JAWSTOCK FROM A FEDERAL STATE OR LOCAL AGENCY.

[illegible]

U.S. 0-000-000000
 Chard Bgs. 5.121810°C
 (no. 00/00)

4.12 N.45°38'45"W. 155.07°

STATE OF ALABAMA

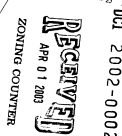
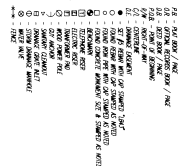
JOHN

Wilsdorf Miller
 President, Inc. • 1514-10-00
 President, Inc. • 1514-10-00

TITLE: ALTA/ACSM LAND TITLE BOUNDARY SURVEY
TESONE PROPERTY - MPD ZONING BOUNDARY
BONITA SPRINGS
LEE COUNTY, FLORIDA

CLIENT:		CENTEX HOMES	
5001 PELICAN BAY BLVD., SUITE 600		NAPLES, FL 34108	
941-388-4145		SHEET NUMBER:	
SYN	DATE:	1	OF 2
03697-000-000	MASSO		

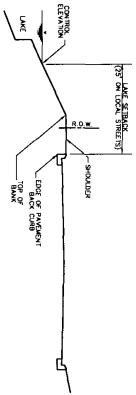
APR 01 2003

[illegible]

TESONE MPD

LIST OF DEVIATIONS

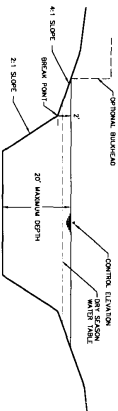
1. Deviation from LDC Section 10-326(1)(a), to allow lake setbacks from rights-of-way as follows:
 - a) Setbacks for excavations will be measured from edges of pavement or back of curb to back of excavation.
 - b) Where adequate elements for the protection of adjacent vehicles are provided, a 0 foot setback from back of curb to edge of water control elevation will be provided.
2. Deviation from LDC Section 10-326(4) which requires excavations to be sloped at four horizontal to one vertical to a water depth of four feet below the dry season water table and two horizontal to one vertical thereafter to allow for lake slope to conform with SFVMD criteria.
3. Deviation from LDC Section 10-356(4)(1) which requires a 10 foot public utility easement on both sides of a roadway parcel to allow the public utility easement on one side only.
4. Deviation from LDC Section 10-412 (Traffic Pattern) and 34-2013(d) (Access) which require all parking lots to be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow individual parking spaces to back onto right-of-way or easement for common access drives and private local roads.
5. Deviation from LDC Section 10-285 which requires a minimum of 125 foot spacing between driveway access to a local road to allow two connections for local streets, accessways and short cul-de-sacs (pavement) at a spacing less than 125 feet.
6. Deviation from LDC Section 10-291 (3) which requires, where practical, any residential development of at least 10 acres to provide two (2) or more means of ingress and egress to allow only one mean of ingress and egress.
7. Deviation from LDC Section 10-286(b), Table 3 (Specifications for Privately Maintained Streets) which requires a right-of-way width of 35 feet for a two-way closed drainage, rear lot drainage, or inverted crown, to allow a right-of-way width to coincide with the back of curb for local private roads.
8. Deviation from LDC Section 10-326(3) which requires the maximum depth of excavation not to exceed 12 feet to allow a not to exceed depth of 20.
9. Deviation from LDC 10-418 to allow the elimination of lake littoral parking requirements.
10. Deviation from LDC Section 30 - Signs, to allow signage in conformance with the Tesone Signage Program.
11. Deviation from LDC Section 34-2013(d)(c) to allow stacked parking on multifamily units that have a specific garage or driveway appurtenant to it.



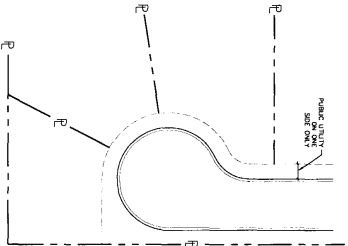
DEVIATION #1 (A)



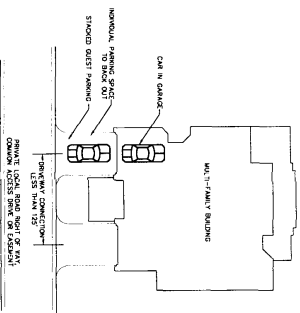
DEVIATION #1 (B)



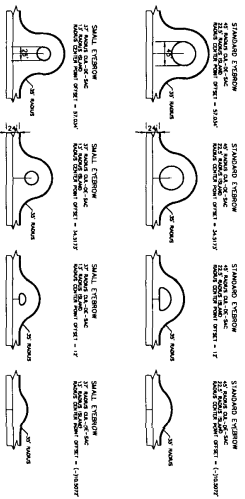
DEVIATION #2, 8



DEVIATION #3

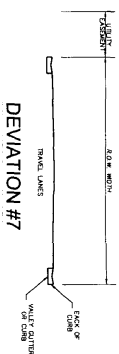


DEVIATION #4, 5, 11



DEVIATION #5

DEVIATION #6 - NO ILLUSTRATION



DEVIATION #7

DEVIATION #9 - NO ILLUSTRATION

DEVIATION #10 - NO ILLUSTRATION

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JUN 03 2002

TESONE MPD EXHIBIT IV-F DEVIATION SKETCHES

PREPARED FOR: CENTEX HOMES

WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Houma • Fort Myers • Savannah • Bradenton • Tampa • Tallahassee
4577 Central Boulevard, Suite 100 • Fort Myers, Florida 33902
Phone: 813-938-1200 • Fax: 813-938-1200
E-mail: FortMyer@wilsonmiller.com • WebSite: www.wilsonmiller.com

DESIGNED BY: JESSE W. WILSON
CHECKED BY: JESSE W. WILSON
DATE: 5/26/02
SCALE: N.T.S.
PLOT: 02887-000-001 20020
FILE #: D-8897-115

[illegible][illegible][illegible]

TESONE MPD PROPERTY DEVELOPMENT REGULATIONS

Residential Matrix

[illegible]

Commercial Matrix

[illegible]

RECEIVED
JUN 03 2002

COMMUNITY DEVELOPMENT

TESONE MPD
EXHIBIT IV-F
MASTER CONCEPT PLAN
PREPARED FOR: CENTEX HOMES

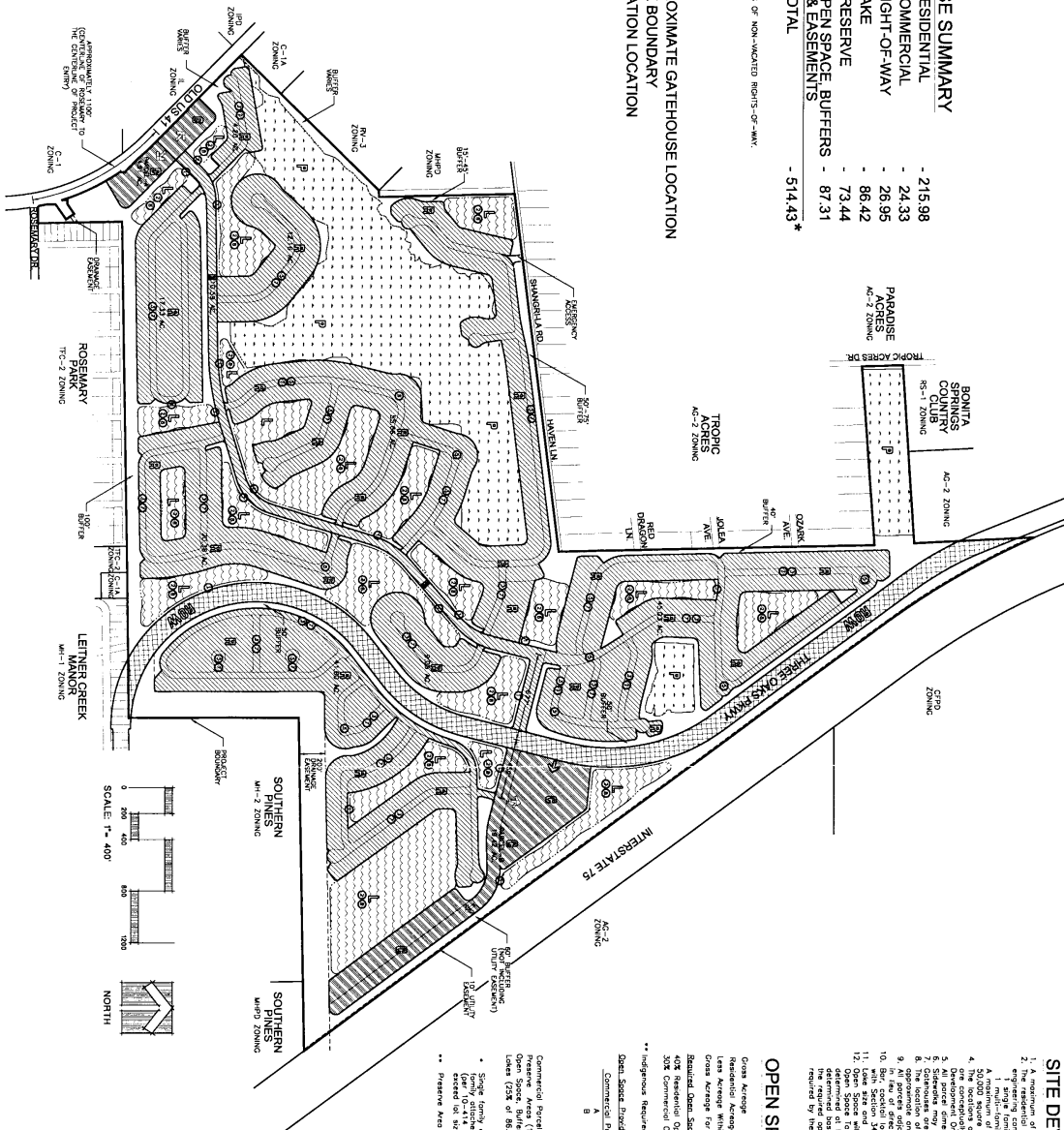
WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912
Phone: 941-939-1220 • Fax: 941-939-1479
E-mail: FortMyers@wilsonmiller.com

	RESIDENTIAL	- 215.98
	COMMERCIAL	- 24.33
	RIGHT-OF-WAY	- 26.95
	LAKE	- 86.42
	PRESERVE	- 73.44
	OPEN SPACE BUFFERS & EASEMENTS	- 87.31

TOTAL - 514.43 *

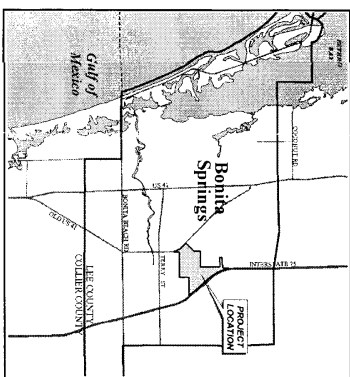
APPROXIMATE GATEHOUSE LOCATION
 \ ZONE BOUNDARY
 @ DEVIATION LOCATION

[illegible]

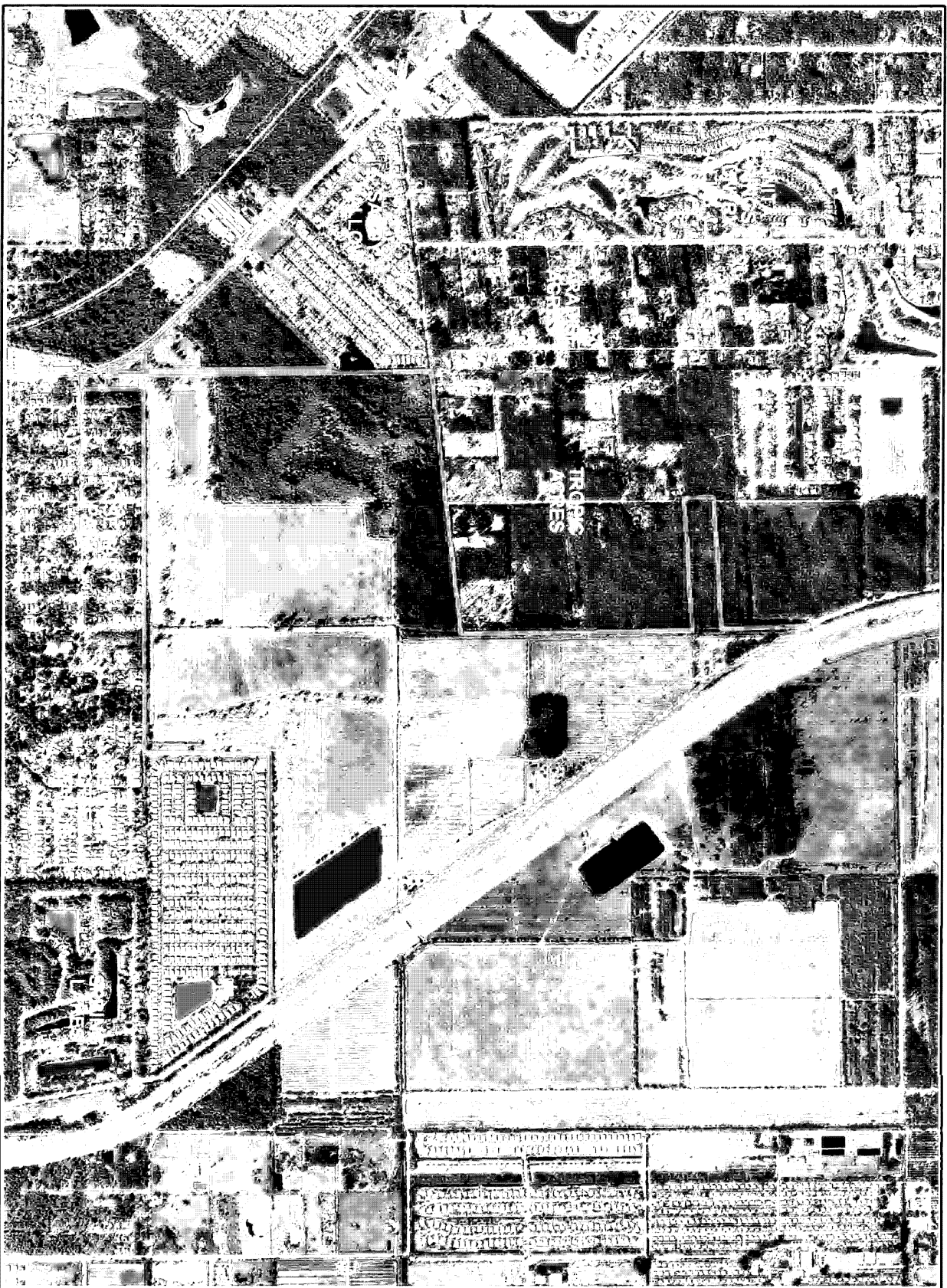
	Cross Acreage	Readability Acreage	Less Acreage Within 1/4"	Cross Acreage for Open Space Conditions	Resultant Open Space	Percentages of Open Space Required by LDC (100% of 34.30)	Percentages of Open Space Required by LDC (100% of 24.38)
A	514.4	215.98	47.20		17.28	17.28	17.28
B	19.42	12.78			24.38	24.38	24.38
Connected Purch							
A	4.91	0.49			10%	10%	10%
B	19.42	2.43			10%	10%	10%

	Cross Acreage	Readability Acreage	Less Acreage Within 1/4"	Cross Acreage for Open Space Conditions	Resultant Open Space	Percentages of Open Space Required by LDC (100% of 34.30)	Percentages of Open Space Required by LDC (100% of 24.38)
A	514.4	215.98	47.70		17.28	17.28	17.28
B	19.42	12.78			24.38	24.38	24.38
Connected Purchases							
A	4.91	0.49			10%	10%	10%
B	19.42	2.43			10%	10%	10%

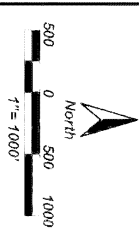
Commercial Purposes	2.43
Open Space, Buffer & Elements	2.73
Lowes (25% of 86.42)	21.61
	184.78
Single family detached on lots over 8500 sq.ft., situated on lots over 7500 sq ft. and two (per 10-4-14 to Open Space Requirement Table). 80% of single family units are projected to meet lot size requirements.	
Preserve Area is suitably indigenous environment.	



LOCATION MAP



**CENTEXTESONE
PROPERTY
AERIAL
PHOTOGRAPH
PREPARED FOR:
CENTEX HOMES**



Legend:

PROJECT BOUNDARY

2002-0002
130

Notes:

Aerial Photo Date: 2/20/01

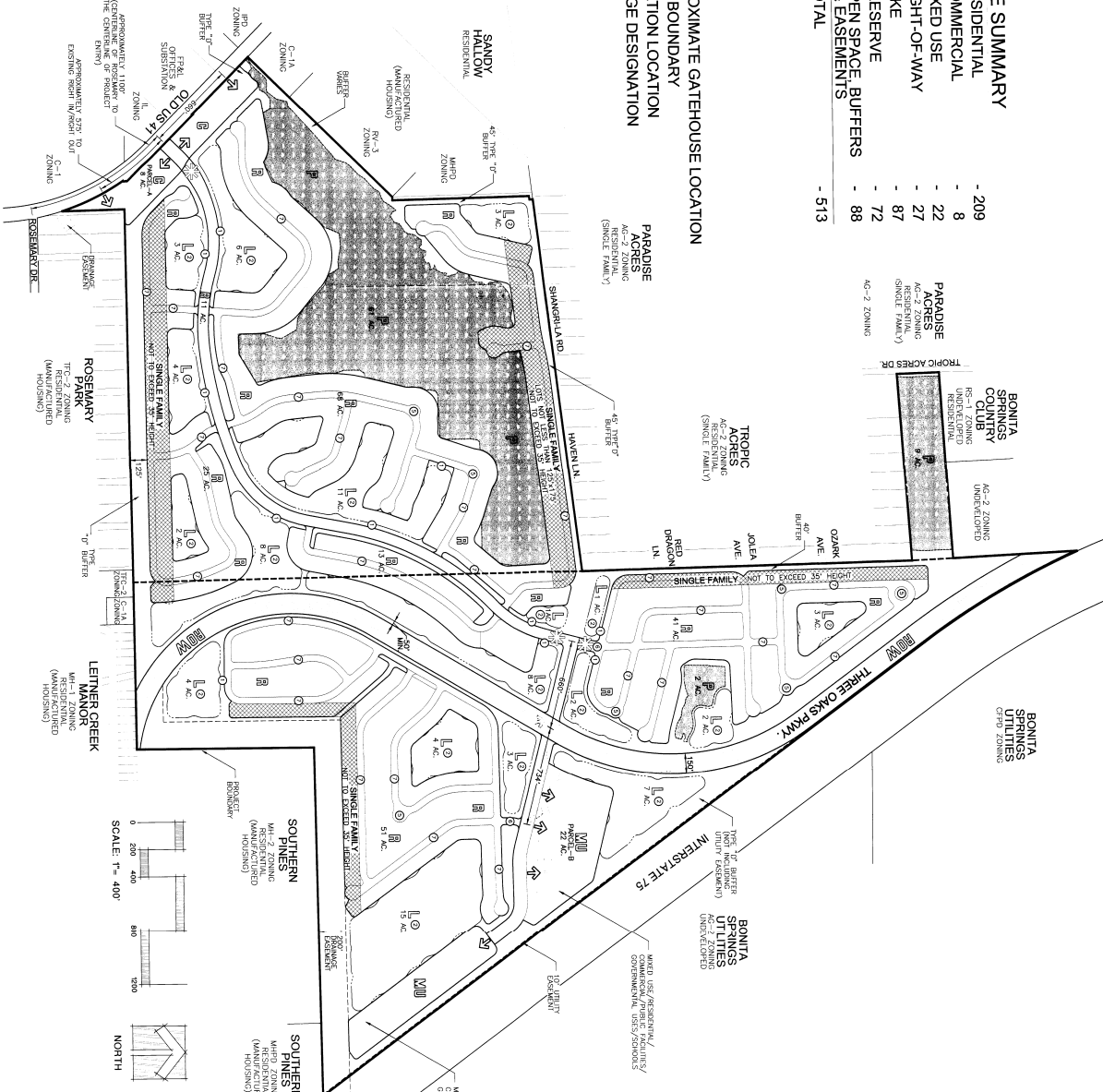
EXHIBIT III-A-3

WilsonMiller

Survey, Planning, Design & Engineering
4637 Central Boulevard, Fort Worth, Texas 76107
Phone: (817) 336-1111
Fax: (817) 336-1112
www.wilsonmiller.com

8	RESIDENTIAL	- 209
6	COMMERCIAL	- 8
W	MIXED USE	- 22
ROW	RIGHT-OF-WAY	- 27
L	LAKE	- 87
P	PRESERVE	- 72
	OPEN SPACE, BUFFERS & EASEMENTS	- 88
	TOTAL	- 513

APPROXIMATE GATEHOUSE LOCATION
 ZONE BOUNDARY
 DEVIATION LOCATION
 VILLAGE DESIGNATION

[illegible]

Gross Acreage
Residential Acreage
Less Acreage Within "R"
Gross Acreage For Open Space Calculations

Required Open Space
40% Residential Open Space Required by LDC: (40% of 42)
30% Commercial Open Space Required by LDC: (30% of 30)

Indigenous Required by LDC:

Open Space Provided	
Mixed Use & Commercial Parcels	Acres
A	0.8
	2.2
Percentages	
	10%
	10%

	3.0
Commercial Periods	3
Preserve Area (100%)	75
Open Space, Wetlands & Estuaries	86
Open Space, Wetlands & Estuaries	163

MASTER CONCEPT PLAN
PREPARED FOR: CENTEX HOMES

MAR 06 2003

Wisconsin Bell, Inc.
4571 Central Boulevard
FL Myers Florida 321-12

Order No. 9-1474-0003
Address: No. 1 Central of California Ave.

SCT 4/25/02 WMP 4/7S ROG 2/E

Designed by:
DWP/4886

Checked by:
SJO/4242

Approved by:

Date: 5/30/02

Scale: 1"=100'

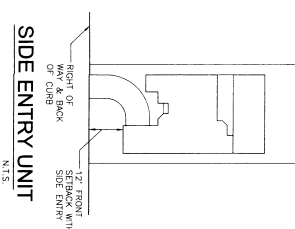
PIN: D3567-000-00 Z0000

File #: D-3697-15

TESONE MPD PROPERTY

COMMERCIAL - "C"

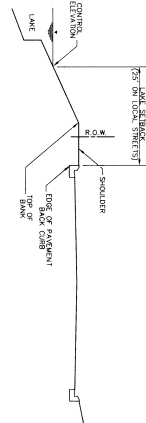
MIXED USE - "MU"

[illegible][illegible][illegible]

APPROVED
Master Concept Plan
Site Plan • ZC-03-1b Page 2 of 3
Subject to conditions in Ordinance ZC-03-16
Case # DCI2002-00024
CITY OF BONITA SPRINGS

LIST OF DEVIATIONS

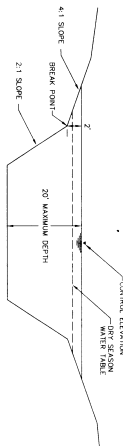
1. Deviation from LDC Section 10-.329(c)(1)(o), to allow the setbacks from rights-of-way as follows:
 - a. Setbacks for excavations will be measured from edge of pavement or back of curb to edge of water control elevation.
 - b. Where adequate elements for the protection of yawed vehicles are provided, a 0 foot setback from back of curb to edge of water control elevation will be provided.
2. Deviation from LDC Section 10-.329(e)(4) which requires excavations to be sloped at four horizontal to one vertical to a water depth of four feet below the dry season water table and two horizontal to one vertical thereafter to allow for base slope to conform with SMMO criteria. This deviation does not pertain to bulkheads.
3. Withdrawn
4. Withdrawn
5. Deviation from LDC Section 10-.285 which requires a minimum of 125 foot spacing between driveway access to a local road to allow two connections for local streets, and accessways at a spacing less than 125 feet for multi-family only.
6. Deviation from LDC Section 10-.291 (3) which requires, where practical, any residential development of at least 10 acres to provide two (2) or more means of ingress and egress to allow only one mean of ingress and egress.
7. Deviation from LDC Section 10-.296(b), Table 3.(Specifications for Privately Maintained Streets) which requires a right-of-way width of 35 feet for a two-way closed drainage, rear lot drainage, or inverted crown, to allow a right-of-way width to coincide with the back of curb for local private roads.
8. Withdrawn
9. Withdrawn
10. Withdrawn
11. Deviation from LDC Section 34-.2015(2)(c) to allow stacked parking on multifamily lots that have a specific garage or driveway appropriation to it.



DEVIATION #1 (A)



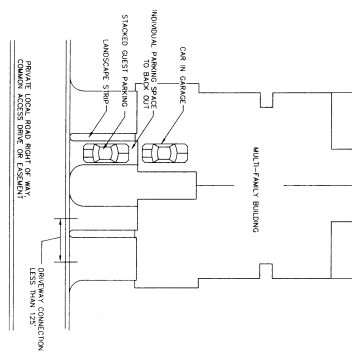
DEVIATION #1 (B)
N.T.S.



DEVIATION #2
N.T.S.

DEVIATION #3
WITHDRAWN

DEVIATION #4
WITHDRAWN

DEVIATION #5,11
NTS

DEVIATION #6 - NO ILLUSTRATION



DEVIATION #7

DEVIATION #8
WITHDRAWN

DEVIATION #9
WITHDRAWN

DEVIATION #10
WITHDRAWN

APPROVED
Master Concept Plan
Site Plan # ZO-03-16 Page 3 of 3
Subject to conditions in Ordinance ZO-03-16
Case # DE2002-00024
CITY OF BONITA SPRINGS

△	withdrawed candidates 4, 5 & 9, revised illustration for detection 2, 5 & 11 (DWP/605 03/05/03)
△	-
△	withdrawed candidates 3, 8 & 10, added illustration for detection 4 (DWP/605 7/19/02)

09/06/2020 - 08:52:09 DECODE VLA10091715veed3 (3637)and decg

TESONE MPD
EXHIBIT IV-F
DEVIATION SKETCHES
PREPARED FOR: CENTEX HOMES

WilsonMiller
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Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
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Phone 941-355-1020 • Fax 941-355-7473
E-Mail FortMyers@wilsonmiller.com • Web Site www.wilsonmiller.com

COMMITTEE FOR DEVELOPMENT
PRINTED

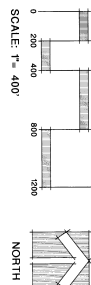
Date:	5/30/02
Scale:	N.T.S.
PIN:	03967-000-001 Z00000
File #:	D-3697-15
Sheet	3 of 3

☐ R RESIDENTIAL
☐ G COMMERCIAL
☐ ROW RIGHT-OF-WAY
☐ L LAKE
☒ P PRESERVE
☐ OPEN SPACE, BUFFERS & EASEMENTS

TOTAL	- 513 *
-------	---------

 APPROXIMATE GATEHOUSE LOCATION

② ZONE BOUNDARY
DEVIATION LOCATION



1. A minimum of 1,400 dwelling units are permitted within the Inshore Urban Community.
2. Engineering considerations, if any, must be resolved by the applicant prior to the start of construction. In no event will the residential units be allowed to exceed a maximum of 400 dwelling units. Residential unit conversions are subject to the following:
 - a. single family unit = 1.91 multi-family units
3. A maximum of 90,000 square feet of retail and office space is permitted on the entire site with no more than 50,000 square feet of retail to be developed.
4. The location, size and configuration of residential, commercial, buffer, parkway and right-of-way may need to be accommodated SMMO permitting, and EIR, County and Statewide.
5. Consultants may provide what they deem is of great importance.
6. Designation of "open spaces" permits may be applied if utilized in compliance with Section 3A-176.0.
7. Compliance with the Open Space Ordinance, LDC 3A-176.0.
8. The City Land Use Development Code with LDC Section 3A-174 (c) - (2). Refer to the Open Space Data. General open space locations(s) within the individual development lots will be determined at time of development. Fulfillment of open space requirements shall consist of the following:
 - a. 10% of the required open space on site, all open space shall comply with minimum standards as required by the land use development code.
9. Buffer areas may be required by the land use development code.
10. Service areas will be consistent with LDC Division 3D-10-416.
11. Residential structures located within 50 feet along the perimeter of the property boundary will not exceed 35 feet in height.

Gross Acreage
Residential Acreage
Less Acreage Within R^* *
Gross Acreage for Open Space Calculations

Required Open Space

40% Residential Open Space Required by LDC: (40% of 43)
30% Commercial Open Space Required by LDC: (30% of 25)

Indigenous Required by LDC:

Commercial Parcels			
Preserve Areas (100%)			2.5
Open Space, Burders & Easements			73
			89

- Single family detached on lots over 6500 sq.ft., duplexes on lots over 7500 sq. ft. and two family attached lots over 3,750 square feet are exempt from open space requirements (per 10-414 (c) Open Space Requirement table). 80% of single family units are protected to exceed lot size requirements.
- Preserve Area to satisfy indigenous requirement.

LOCATION MAP

RESIDENTIAL - "R"

PRESERVE - "P"

[illegible]

COMMERCIAL - "C"

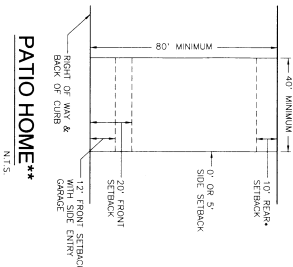
[illegible]

Diagram illustrating the setbacks and dimensions for a single-family detached house:

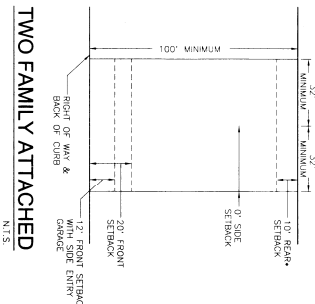
- Overall width: 100' MINIMUM
- Overall depth: 50' MINIMUM
- Front setback: 20' FRONT SETBACK
- Side setbacks: 5' SIDE SETBACK (on both sides)
- Back setback: 10' REAR SETBACK
- Right of way & back of curb: 12' FROM SETBACK WITH SIDE ENTRY GARAGE

N.T.S.

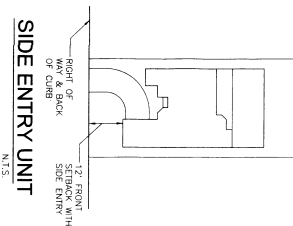
N.T.S.



N.T.S



N.T.S.



N.T.S.

Residential Matrix

[illegible]

**S kept for accessory structure

Commercial Matrix

[illegible]

DOI 2002.00024

PRINTED

JUL 23 2002

WilscoMiller, Inc.
4577 Colonial Boulevard
Ft. Meade, Florida 33644
Attention: General Accounting Dept.

SECT 475 TWP 47S ROE 256E

Designed by: _____

Drawn by: DWP/684

Checked by: SJO/622

Approved by: _____

Date: 5/30/02

Scale: N.T.S.

Pin: 03697-000-001 Z0000

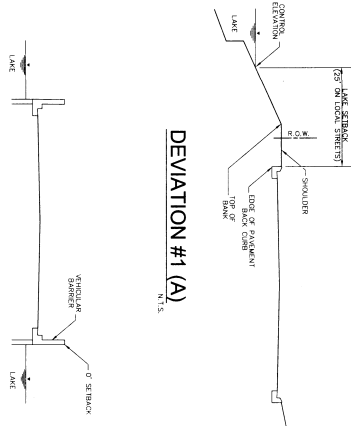
File #: D-3697-15

TESONE MPD

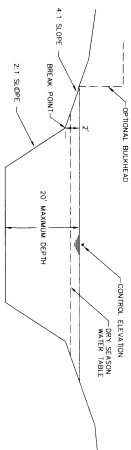
LIST OF DEVIATIONS

- Deviation from LDC Section 10-329d(1)(a) to allow lake setbacks from rights-of-way as follows:
 - Setbacks for exceptions will be measured from edge of pavement or back of curb to edge of water control elevation.
 - Where adequate elements for the protection of highway vehicles are provided, a 0 foot setback from back of curb to edge of water control elevation will be provided.
- Deviation from LDC Section 10-329d(4) which requires exceptions to be sloped at four horizontal to one vertical to a water depth of four feet below the dry season water table and two horizontal to one vertical thereafter to allow for lake slope to conform with SWMD criteria.
- Withdrawn
- Deviation from LDC Section 10-8(2) (Traffic Pattern) and 34-201(3)(a) (Access) which require all parking lots to be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow individual parking spaces to back onto right-of-way or easement for common access drives and private local roads.
- Deviation from LDC Section 10-285 which requires a minimum of 125 foot spacing between driveway access to a local road to provide two (2) or more means of ingress and egress to allow only one mean of ingress and egress.
- Deviation from LDC Section 10-291 (3) which requires, where practical, only residential development of at least 10 acres to provide two (2) or more means of ingress and egress to allow only one mean of ingress and egress.
- Deviation from LDC Section 10-298(d), Table 3 (Specifications for Privately Monitored Streets) which requires a right-of-way width of 35 feet for a two-way closed drainage, rear lot drainage, or inverted crown, to allow a right-of-way width to coincide with the back of curb for local private roads.
- Withdrawn
- Deviation from LDC 10-418 to allow the elimination of lake littoral parking requirements.
- Withdrawn
- Deviation from LDC Section 34-2015(2)(c) to allow stacked parking on multifamily units that have a specific garage or driveway appurtenant to it.

DEVIATION #1 (A)
N.T.S.



DEVIATION #1 (B)
N.T.S.

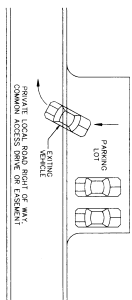


DEVIATION #2,8
N.T.S.

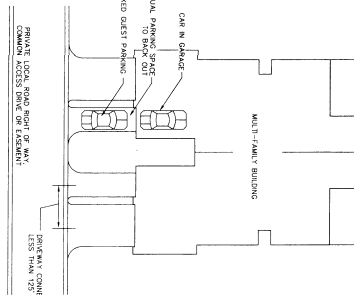
DEVIATION #3
N.T.S.

WITHDRAWN

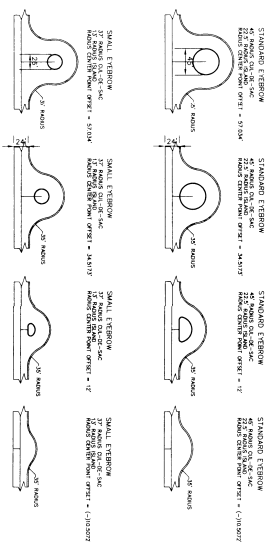
DEVIATION #4
N.T.S.



DEVIATION #5,11
N.T.S.

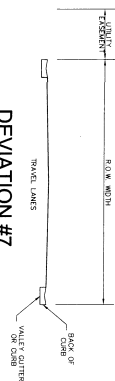


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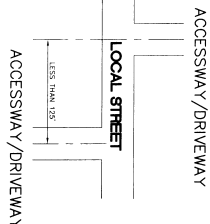
DEVIATION #6 - NO ILLUSTRATION

DEVIATION #7
N.T.S.



DEVIATION #9 - NO ILLUSTRATION

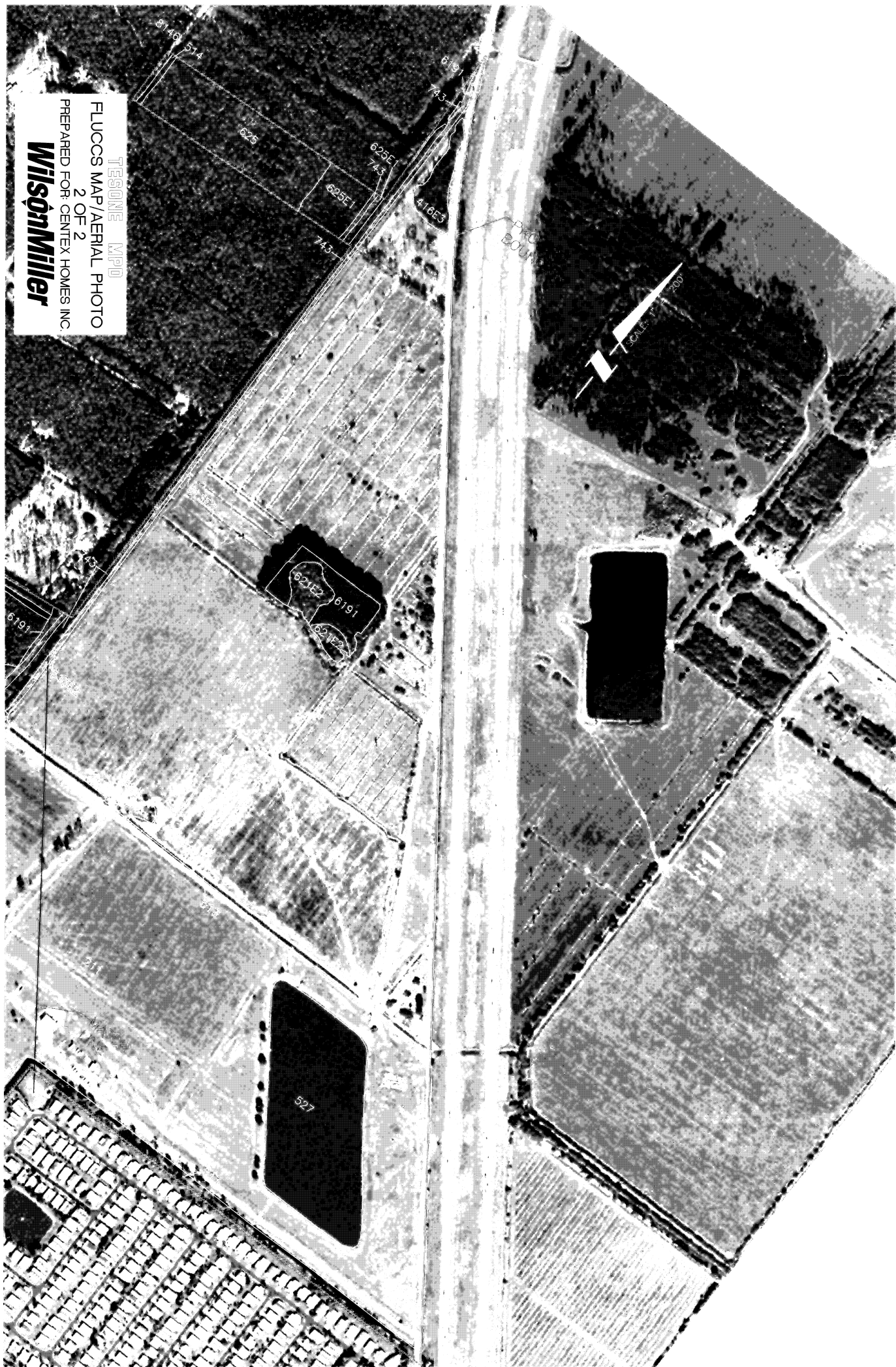
DEVIATION #10 - NO ILLUSTRATION
WITHDRAWN



TESONE MPD
 FLUCCS MAP/AERIAL PHOTO
 1 OF 2
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FLUCCS DESCRIPTIONS	
FLUCCS CODE	DESCRIPTION
211	BARREN PASTURE
411E	SCURBY FLATWOODS, EXOTICS 10-24%
411F	SCURBY FLATWOODS, EXOTICS 25-49%
411G	SCURBY FLATWOODS, EXOTICS 50-75%
411H	SCURBY FLATWOODS - GRAMINOID UNDERSTORY, EXOTICS 50-75% DISTURBED
427	PINE FLATWOODS
513	LONG OAK
513E	DOTCHES, EXOTICS 25-49%
514	BRANDER SWALE
525	CATTLE WATERING POND
527	STORMWATER POND
618E	WETLAND SCURBY, EXOTICS 10-24%
619	EXOTIC WETLAND HARDWOODS, MELALEUCA DOMINANT
621	CYPRESS
621E	CYPRESS, EXOTICS 10-24%
621F	CYPRESS, EXOTICS 25-49%
621G	CYPRESS - PINE - LARGO PINE, EXOTICS 25-49%
625	HYDRIC PINE FLATWOODS
625E	HYDRIC PINE FLATWOODS, EXOTICS 10-24%
625F	HYDRIC PINE FLATWOODS, EXOTICS 25-49%
625G	HYDRIC PINE FLATWOODS, EXOTICS 50-75%
625H	HYDRIC PINE FLATWOODS, EXOTICS 75-94%
643	WATER HOLE
746	PERMANENTLY DISTURBED
814E	PERMANENT ROAD/TRAILS
814H	PERMANENT ROAD/TRAILS, HYDRIC





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FLUCCS MAP/AERIAL PHOTO
2 OF 2
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LEGEND

- ~ PROJECT BOUNDARY FOR THIS JURISDICTIONAL REQUEST
- ~ JURISDICTIONAL LINE & BOUNDARY FOR PREVIOUSLY APPROVED JURISDICTIONALS
- ~ SFWMD JURISDICTIONAL WETLAND LINES (THIS REQUEST)
- W WETLAND
- U UPLAND
- OSW OTHER SURFACE WATERS (BORROW LAKES, DITCHES)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 INFORMAL PRE-APPLICATION JURISDICTIONAL WETLAND
 DETERMINATION FIELD VERIFIED BY CRAIG SCHMITTLER
 ON JUNE 19, 2002

DATE: 7-25-02
 COPY #:

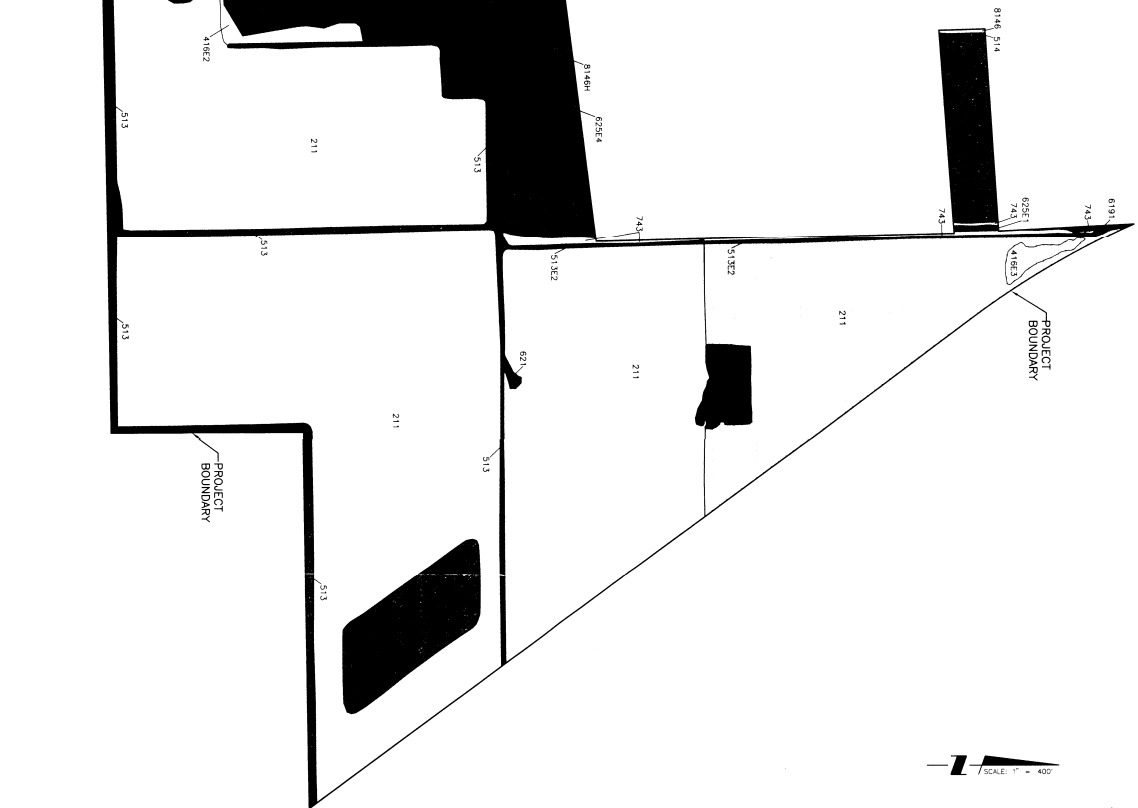
APRIL 2002 (FIRM FEB 2001)

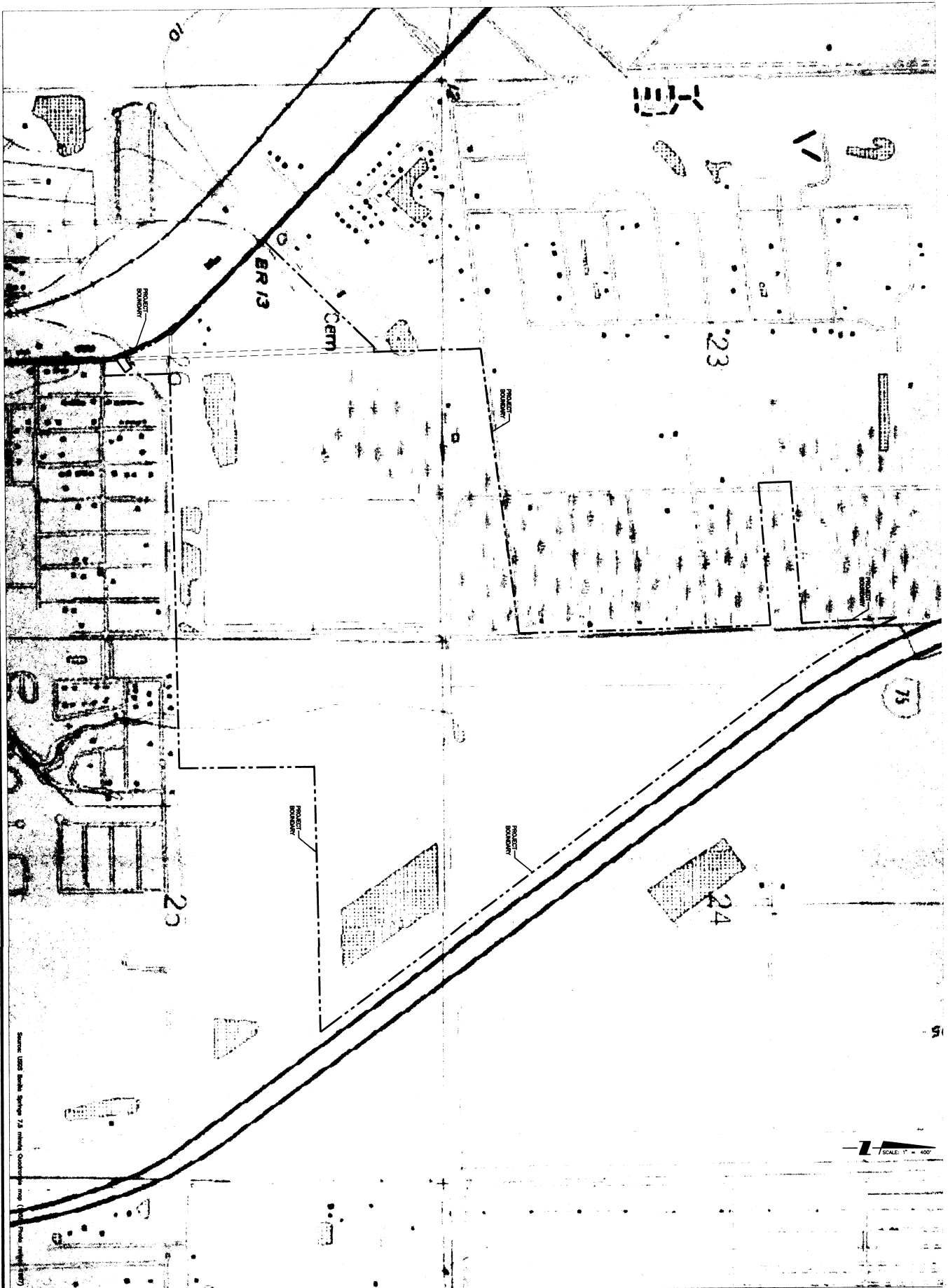
RECEIVED
 JUL 25 2002
 COMMUNITY DEVELOPMENT
 SEC 12 TWP 49S R2E 25E
 Drawn by: S.W.A./OTB
 Checked by: S.W.A./OTB
 Date: APRIL 2002
 Scale: AS SHOWN
 File #: D-03897-07
 Sheet 1 of 1

TESONE PROPERTY
 SFWMD JURISDICTIONAL DETERMINATION
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 Fort Myers, Florida 33907
 SEC 363 NWP 465 106 296
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 Checked by:
 Date: JUNE 2002
 Scale: 1"=400'
 PIN:0367-000-001-EP000
 File #: D-0367-09
 Sheet 5 of 5

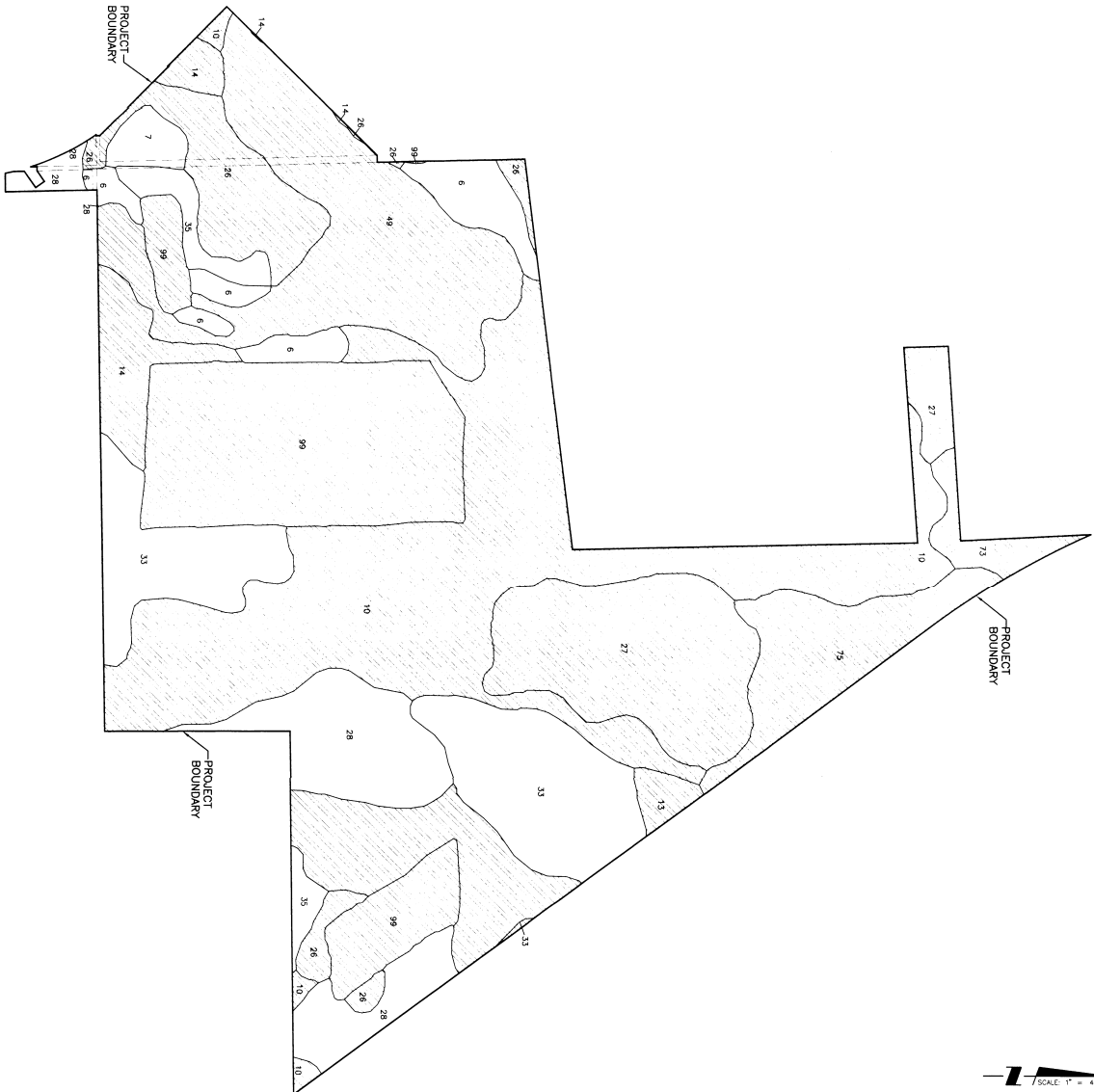
TESONE MPD
 EXHIBIT I-F-5
 USGS TOPOGRAPHIC MAP
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SOILS TABLE

SYMBOL	NAME	HYDRIC
6	HALLOWELL FINE SAND	NO
7	MALDEN-URBAN LAND COMPLEX	NO
10	POWANO FINE SAND	YES
14	WAKARA FINE SAND	YES
26	POWANO FINE SAND, DEPRESSIONAL	YES
27	POWANO FINE SAND, DEPRESSIONAL	YES
28	POWANO FINE SAND, DEPRESSIONAL	YES
33	POWANO FINE SAND, DEPRESSIONAL	YES
35	POWANO FINE SAND, DEPRESSIONAL	YES
49	POWANO FINE SAND, DEPRESSIONAL	YES
73	POWANO FINE SAND, DEPRESSIONAL	YES
75	POWANO FINE SAND, DEPRESSIONAL	YES
99	POWANO FINE SAND, DEPRESSIONAL	YES

LEGEND
HYDRIC SOILS



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EXHIBIT II-F-4
SOILS MAP
PREPARED FOR: CENTEX HOMES INC.

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E-mail FortMyer@wilsonmiller.com
SFC, RM, TWP, AHS, BSE, ZNE
Designed by: S.K.S./TSD
Drawn by: S.W.F./TSD
Checked by:
Approved by:
Date: JUNE 2002
Scale: 1" = 400'
PIN: 03697-000-001-EP000
File #: D-03697-09
Sheet 3 of 5