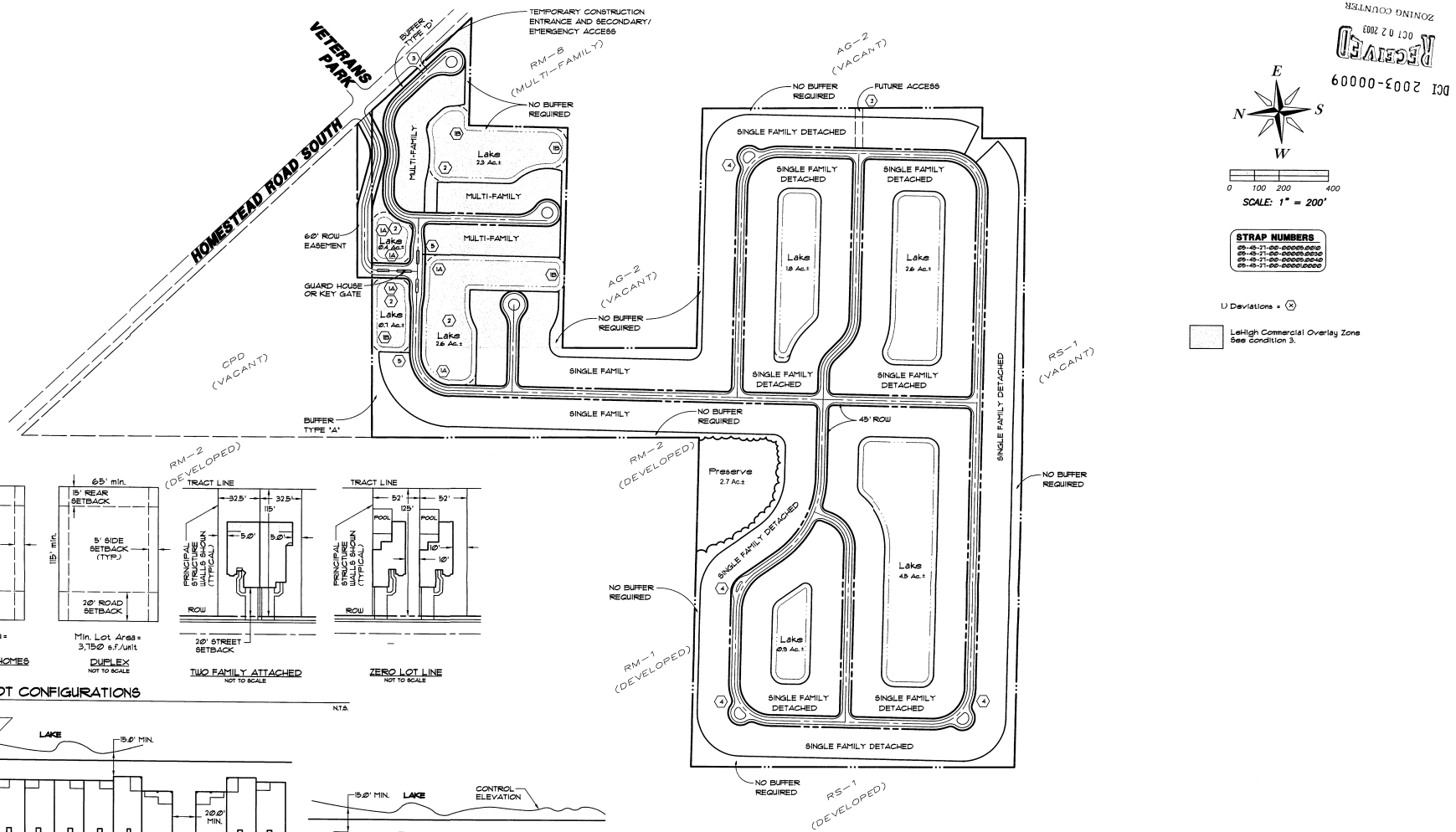
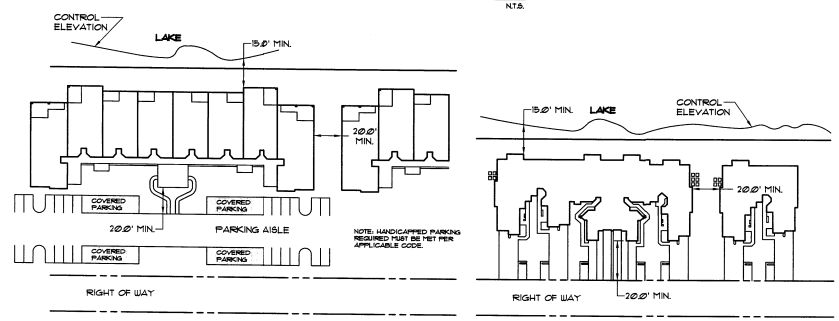
Post-it® eLabel 005 724 444

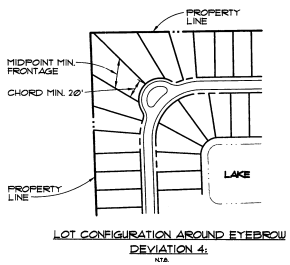
Maps for Case #: DCI2003-00009

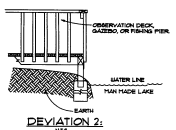


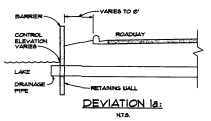
TYPICAL LOT CONFIGURATIONS

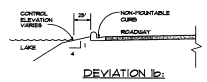
N.T.S.

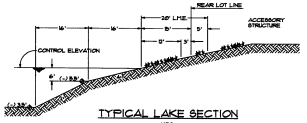












RECEIVED
OCT 02 2003
ZONING COUNTER

DCI 2003-00009

APPROVED
Master Concept Plan
Site Plan # Z-03-045 Page 1 of 1
Subject to conditions in Resolution Z-03-045
Case # DCI2003-00009

NO.	DATE:	BY:	APPROVED:
1	3-12-03	RFN	First Sufficiency Comments
2	5-20-03	RFN	Second Sufficiency Comments
3	07-01-03	RFN	Continuation of Second Sufficiency Review
4	09-15-03	RFN	Per BOCC revisions
5	10-02-03	RFN	Access re-alignment per condition 12 of BCC resolution

NOTE: The information shown on these plans is subject to change. It is the engineer's responsibility to verify all information prior to engineering and/or construction.

SCALE: 1" = 200'
DRAWN: WAS 12-31-02
CHECKED: RFN 12-31-02
APPROVED: JJU 12-31-02

PREPARED FOR: Kenneth P. Saundry, Jr. Trustee
8310 Big Acorn Circle, # 1001
Naples, Florida 34119

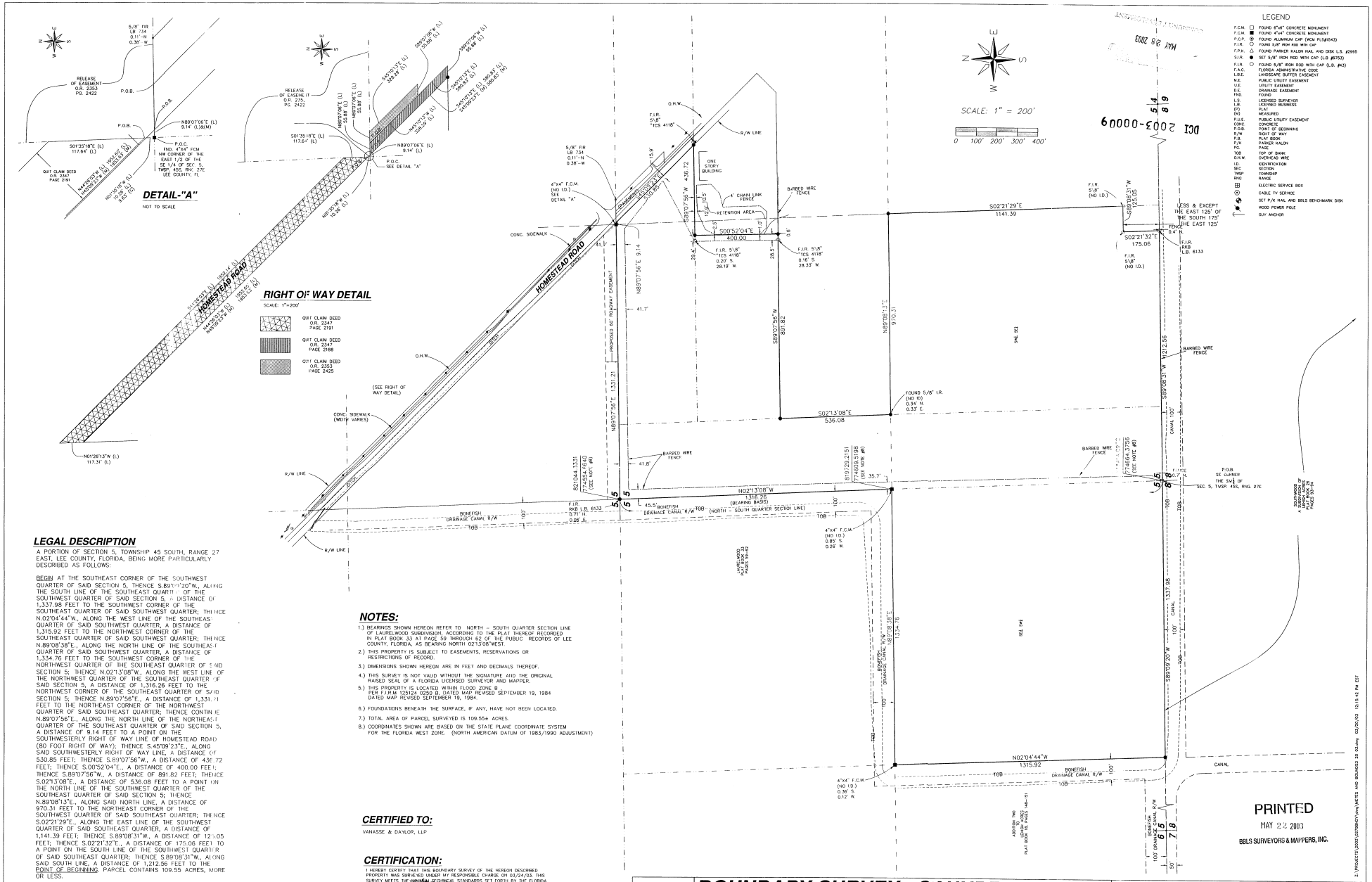
PROJECT LOCATION: Section 5, Township 45 S, Range 27E
Lee County, Florida

Vanasse Daylor
Urban Planning
Landscape Architecture
Traffic Engineering
Environmental Science
ILA, Ltd.
12996 Bell Tower Boulevard, Suite 400, Fort Myers, FL 33907
T 239.437.0651 F 239.437.0654
www.vanassedaylor.com

PROJECT NO: 80586
ACAD NO: 80586-CP5

PROJECT & SHEET TITLE:
Caloosa Lakes RPD - DCI 2003-00009
Master Concept Plan - Exhibit IV-A-2

Sheet No. 1 of 1



LEGAL DESCRIPTION

A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S.89°07'56"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.02°04'44"W., ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,315.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.89°08'38"E., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,334.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,316.26 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°07'56"E., A DISTANCE OF 1,331.71 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE CONTINUE N.89°07'56"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 9.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD (80 FOOT RIGHT OF WAY); THENCE S.45°09'23"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 530.85 FEET; THENCE S.89°07'56"W., A DISTANCE OF 436.72 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE S.89°07'56"W., A DISTANCE OF 891.82 FEET; THENCE S.02°13'08"E., A DISTANCE OF 536.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°08'13"E., ALONG SAID NORTH LINE, A DISTANCE OF 970.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.02°21'29"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,141.39 FEET; THENCE S.89°08'31"W., A DISTANCE OF 125.05 FEET; THENCE S.02°21'32"E., A DISTANCE OF 175.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.89°08'31"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1,212.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 109.55 ACRES, MORE OR LESS.

REVISED: ADDED STATE PLANE COORDINATES 05 21 03

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO NORTH – SOUTH QUARTER SECTION LINE OF LAUREL WOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33 AT PAGE 59 THROUGH 62 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING NORTH 02°13'08" WEST.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5.) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B PER F.I.R.M. 125124 0250 B, DATED MAP REVISED SEPTEMBER 19, 1984 DATED MAP REVISED SEPTEMBER 19, 1984

6.) FOUNDATIONS BENEATH THE SURFACE, IF ANY, HAVE NOT BEEN LOCATED.

7.) TOTAL AREA OF PARCEL SURVEYED IS 109.55± ACRES.

8.) COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA WEST ZONE. (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT)

CERTIFIED TO:

VANASSE & DAYLOR, LLP

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 03/24/03. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, F.A.C. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEPHEN E. BERRY, PSM OF FLORIDA (P.S.M. #5296)
BBLS SURVEYORS & MAPPERS INC. (LB #6753)

DATE: 12/11/02	**BOUNDARY SURVEY - SAUNDRY / LEHIGH**
FILE: 0279-BND1.dwg	A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA
DRAWN BY: RLH/MA/SEB	
APPROVED: S.E.B.	
SCALE: 1" = 200'	

BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (239) 597-1315

NOTES:

1. FLUCCS LINES ESTIMATED FROM 1"=300' AERIAL PHOTOGRAPH BY VANASSEDAYLOR.
2. FLUCCS PER FLORIDA LAND USE CLASSIFICATION SYSTEM (FLUCCS)(FDOT, 1999).
3. PROPERTY BOUNDARIES ESTIMATED FROM LEE COUNTY PROPERTY APPRAISER INFORMATION.
4. MARCH 2001 AERIAL FLOWN BY DIGHAIR, INC.

LEGEND

WI WHITE IBIS

GT GOPHER TORTOISE BURROW NUMBER

GOPHER TORTOISE BURROW TYPES

- ACTIVE
- INACTIVE
- ABANDONED

SITE AREAS:

DESCRIPTION	APPROX. AREA
NON-WETLANDS	110.0 Ac.
POTENTIAL WETLANDS	0.0 Ac.
TOTAL	110.0 Ac.

FLUCCS LEGEND:

211	IMPROVED PASTURES	69.4 Ac.
321	PALMETTO PRAIRIE	6.8 Ac.
427	LIVE OAK WOODS, EXOTICS 10-25%	31.8 Ac.
TOTAL		110.0 Ac.

FLUCCS LEGEND: (ADJACENT LAND USES)

120	MEDIUM DENSITY RESIDENTIAL
133	MULTIPLE DWELLING UNITS, LOW RISE
192	INACTIVE LAND WITH STREET PATTERNS BUT WITHOUT STRUCTURES
211	IMPROVED PASTURES
422	BRAZILIAN PEPPER
4421	EUCALYPTUS PLANTATION
814	ROADS & HIGHWAYS

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
LA 366

Traffic Engineering
Environmental Science
PL 366

12730 New Brittany Boulevard, Suite 400, Fort Myers, FL 33907
v 239.437.4401 f 239.437.4424
e admin@VANDAY.com

3081 Tamiami Trail North, Suite 200, Naples, FL 34103
v 239.403.0223 f 239.261.5096
w vanday.com

PROJECT NO. 805086
FILE NO. 805086-FLX-R2

PROJECT & SHEET TITLE:
CALOOSA LAKES RPD
Protected Species Survey Transects & Protected Species Locations

Figure 1

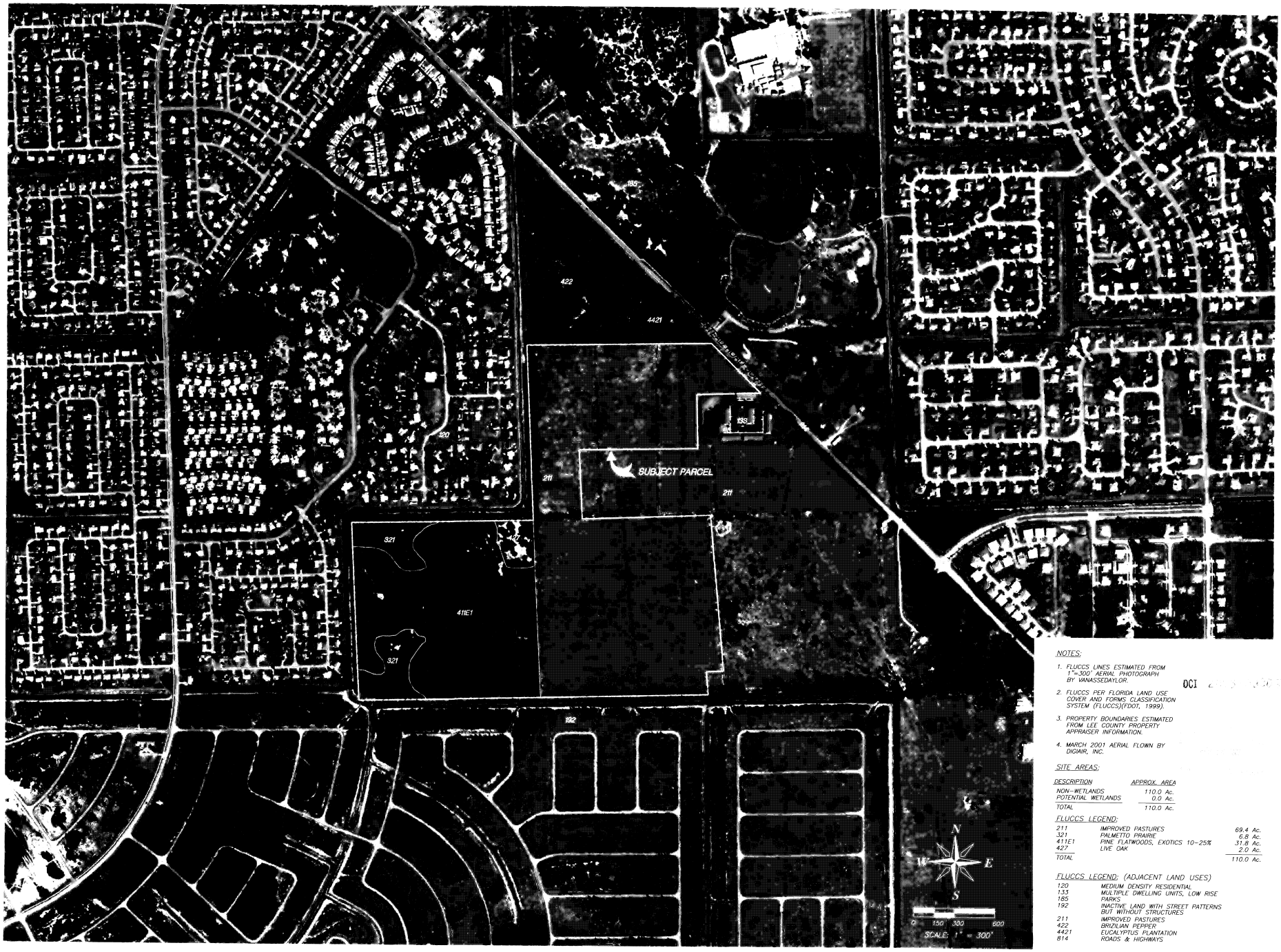
PREPARED FOR:
KENNETH P. SAUNDRY, Jr.
SAUNDRY ASSOCIATES, INC.
8310 BIG ACORN CIRCLE, # 1001
NAPLES, FLORIDA 34119

PROJECT LOCATION:
Section 5, Township 45S, Range 27E
Lee County

NOTE:
The information shown on these plans is subject to change. It is the recipients responsibility to verify all information prior to commencement of planning, engineering and/or construction.

NO.	DATE:	BY:	REVISION:

SCALE:	1" = 300'	
DRAWN:	RMJ	12-03-02
CHECKED:	ECM	12-03-02
APPROVED:	MB	12-03-02



NOTES:

1. FLUCCS LINES ESTIMATED FROM 1"=300' AERIAL PHOTOGRAPH BY VANASSEDAYLOR.
2. FLUCCS PER FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCCS)(FDOT, 1999).
3. PROPERTY BOUNDARIES ESTIMATED FROM LEE COUNTY PROPERTY APPRAISER INFORMATION.
4. MARCH 2001 AERIAL FLOWN BY DIGIAIR, INC.

SITE AREAS:

DESCRIPTION	APPROX. AREA
NON-WETLANDS	110.0 Ac.
POTENTIAL WETLANDS	0.0 Ac.
TOTAL	110.0 Ac.

FLUCCS LEGEND:

211	IMPROVED PASTURES	69.4 Ac.
321	PALMETTO PRAIRIE	6.8 Ac.
411E1	PINE FLATWOODS, EXOTICS 10-25%	31.8 Ac.
427	LIVE OAK	2.0 Ac.
TOTAL		110.0 Ac.

FLUCCS LEGEND: (ADJACENT LAND USES)

120	MEDIUM DENSITY RESIDENTIAL
133	MULTIPLE DWELLING UNITS, LOW RISE
185	PARKS
192	INACTIVE LAND WITH STREET PATTERNS BUT WITHOUT STRUCTURES
211	IMPROVED PASTURES
422	BRIZILIAN PEPPER
4421	EUCALYPTUS PLANTATION
814	ROADS & HIGHWAYS

OCI

NOTE:
The information shown on these plans is subject to change. It is the recipients responsibility to verify all information prior to commencement of planning, engineering and/or construction.

SCALE:	1" = 300'	
DRAWN:	SWP	12-03-02
CHECKED:	MLB	12-03-02
APPROVED:	JB	12-03-02

NO.	DATE:	BY:	REVISION:

PREPARED FOR:
KENNETH P. SAUNDRY, Jr.
SAUNDRY ASSOCIATES, INC.
8310 BIG ACORN CIRCLE, # 1001
NAPLES, FLORIDA 34119

PROJECT LOCATION:
Section 5, Township 45S, Range 27E
Lee County

Vanasse Daylor
Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
EL 366
2373 New Brunswick Boulevard, Suite 200
Fort Myers, FL 33907
+ 239.418.0441 + 239.418.0436
+ admin@VANASE.com
3801 Tamiami Trail North
Naples, Suite 200
Naples, FL 34103
+ 239.403.8222 + 239.343.5494
+ vanasse.com

PROJECT & SHEET TITLE:
CALOOSA LAKES RPD
FLUCCS Map (Vegetation\Ground Cover)

PROJECT NO: 80586
ACAD NO: 80586-FLX-RZ

EXHIBIT III-C-6