EXHIBITS

CASE #_____ DCI2003-00049

Post-it® eLabel 005 725 350

DEVELOPMENT SOLUTIONS LLC, in ref. to
WINKLER PRESERVE

CASE NAME:_____

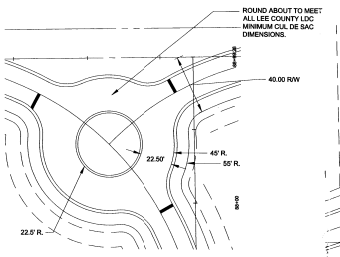
_____

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? 1 **YES** ____ **NO**

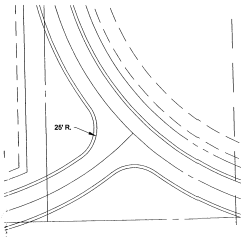
LOCATION OF BOARDS_____

If there are any board exhibits, attach another copy of this form to boards for identification purposes.



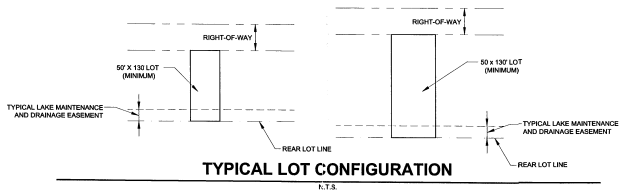
ALTERNATE INTERSECTION

N.T.S.



TYPICAL INTERSECTION

N.T.S.



TYPICAL LOT CONFIGURATION

N.T.S.

The Winkler Preserve Project Summary

Future Land Use	Outlying Suburban
Existing Zoning/Requested Zoning	AG-2 to RPD
Development Program	Large Lot Single Family Subdivision
Residential Units	262
Gross Residential Density	2.57 DU's/acre
Fire District	Iona McGregor Fire District
Water & Sanitary Sewer Utilities	Lee County Utilities
Minimum Regulatory Open Space	N/A - All Lots Min. 6,500 sq. ft. or greater
Minimum Regulatory Native Open Space	N/A - 15.5 ac. East Site Tidal & Tidal Mangrove Wetland

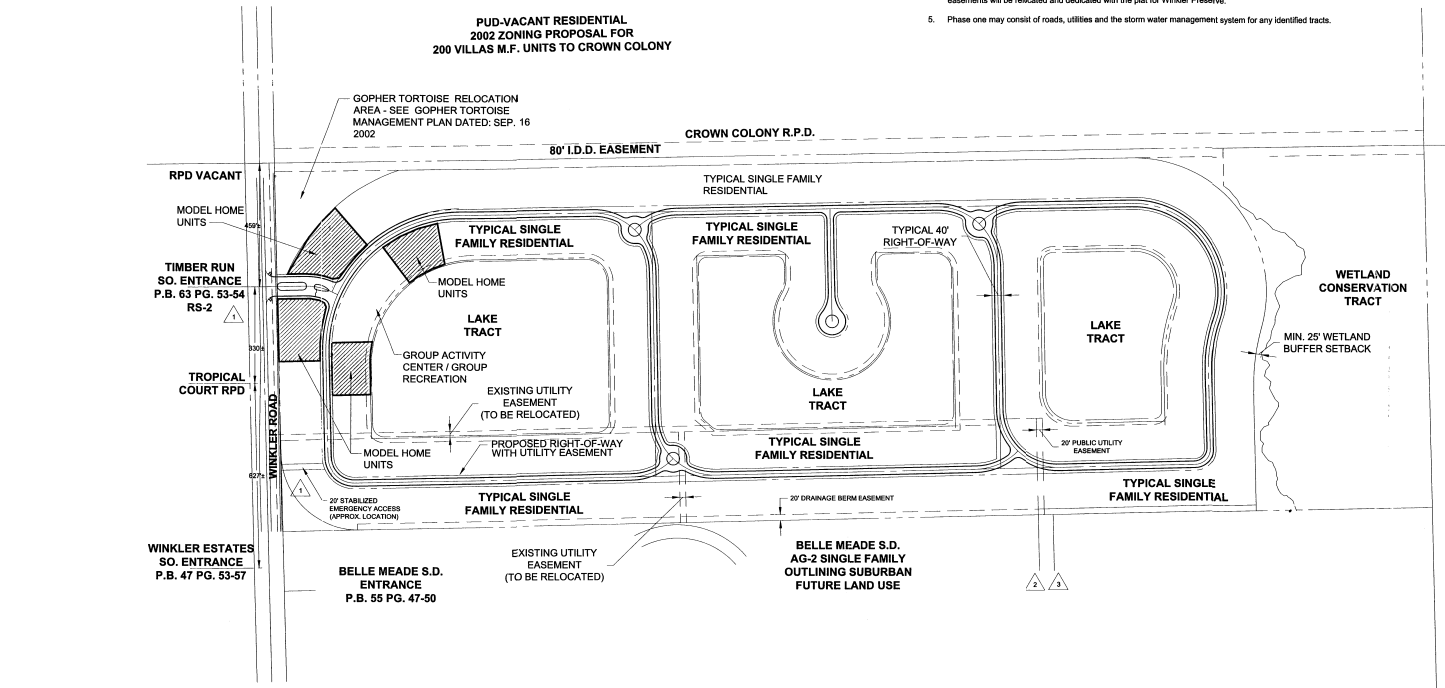
Residential Development Standards:

Single Family Dwelling Units	
Min. Area Dimensions:	
- Min. Lot Area	6,500 sq. ft.
- Min. Lot Depth	130 ft.
- Min. Lot Width	50 ft.
Min. Building Setbacks:	
- Right-of-Way (Front Entry Garage)	20 ft.
- Right-of-Way (Side Entry Garage)	15 ft.
- Side Yard	5 ft.
- Zero Lot Lines	5/0 ft.
- Rear Yard Setback	15 ft., 35 ft. along south property line
- Rear To Water Body	20 ft.
- Rear To Preserve Setback	20 ft.
- Accessory Structures (Side & Rear Yard)	5 ft., 25 ft. rear along south property line
Max. Building Height	35 ft./2 stories
Max. Lot & Group Activity Center Parcel Coverage	45%

Project Notes and General Conditions

1. The plans' final layout, parking and circulation areas, surface water management system, and other functional elements will be substantially consistent with the zoning Master Concept Plan. The Master Concept Plan Preliminary Plat Plan depicts the project's general single family home site parcel configuration and as such, is for conceptual review and zoning puposes only. The final Plat Plan will be determined at the projects Development Order stage.
2. Unless otherwise noted, project parking and circulation shall conform with LDC 34-2013 - 2020. Required parking for Private On-site Group Recreation facilities at one space per 300 sq. ft.
3. The project's surface water management system will comply and be maintained in accordance with all relevant local, state and federal rules and regulations.
4. The existing utility easement and waterline will be relocated adjacent to the proposed right-of-ways and easements that will connect watermain to Belle Meade Subdivision. The waterline will be relocated during construction and easements will be relocated and dedicated with the plat for Winkler Preserve.
5. Phase one may consist of roads, utilities and the storm water management system for any identified tracts.

STUART AND ASSOCIATES
Planning & Design Services
2180 West First Street, Suite #503
FT. MYERS, FLA. 33901
PH:(941)337-7176
FAX:(941)337-2496
EMAIL: Designer@Cyberstreet.com



LEGEND

△ # DEVIATION LOCATION (SEE RESOLUTION)

DCI 2003-00049

RECEIVED
AUG 18 2003
ZONING COUNTER

NORTH

0 100 200 400
SCALE IN FEET

Barraco and Associates, Inc.
CIVIL ENGINEERS - SURVEYORS
PLANNERS - LANDSCAPE ARCHITECTS
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
6150 DIAMOND CENTER COURT
BUILDING 1300
FORT MYERS, FLORIDA 33912
PHONE (239) 489-4066
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

WINKLER PRESERVE

RESIDENTIAL DEVELOPMENT

PART OF SECTION 10
TOWNSHIP 46 SOUTH
RANGE 24 EAST
LEE COUNTY, FLORIDA

PROJECT ENGINEER

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FILE NAME	21656MCP.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21737\DWG\MCP\
PLOT DATE	FRI. 8-15-2003 - 9:33 AM
PLOT BY	TODD VANA
DESIGN BY	JENNIFER PARKER
XREF1	BASEPLAN=21737Z00
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

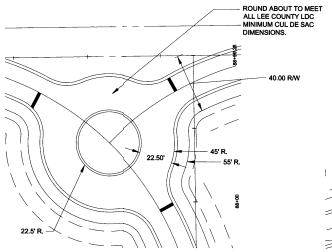
PLAN REVISIONS	
5-2002	PER COUNTY COMMENTS
7-2002	REDUCE SCALE TO 200'
7-22-2002	ADD DEVIATION #2
12-3-2002	PER COUNTY COMMENTS
7-10-2003	ADD EMERGENCY ACCESS
8-15-2003	PER SUFFICIENCY RESPONSE

PLAN STATUS

PRELIMINARY SITE PLANNING
NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21656	1



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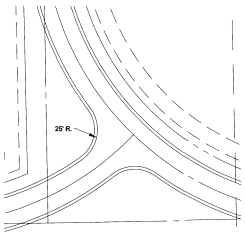

TYPICAL INTERSECTION

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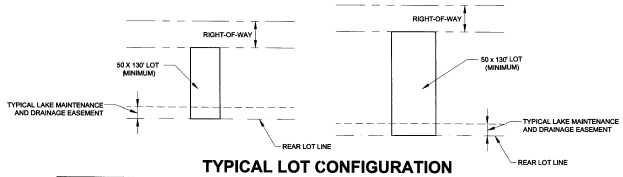

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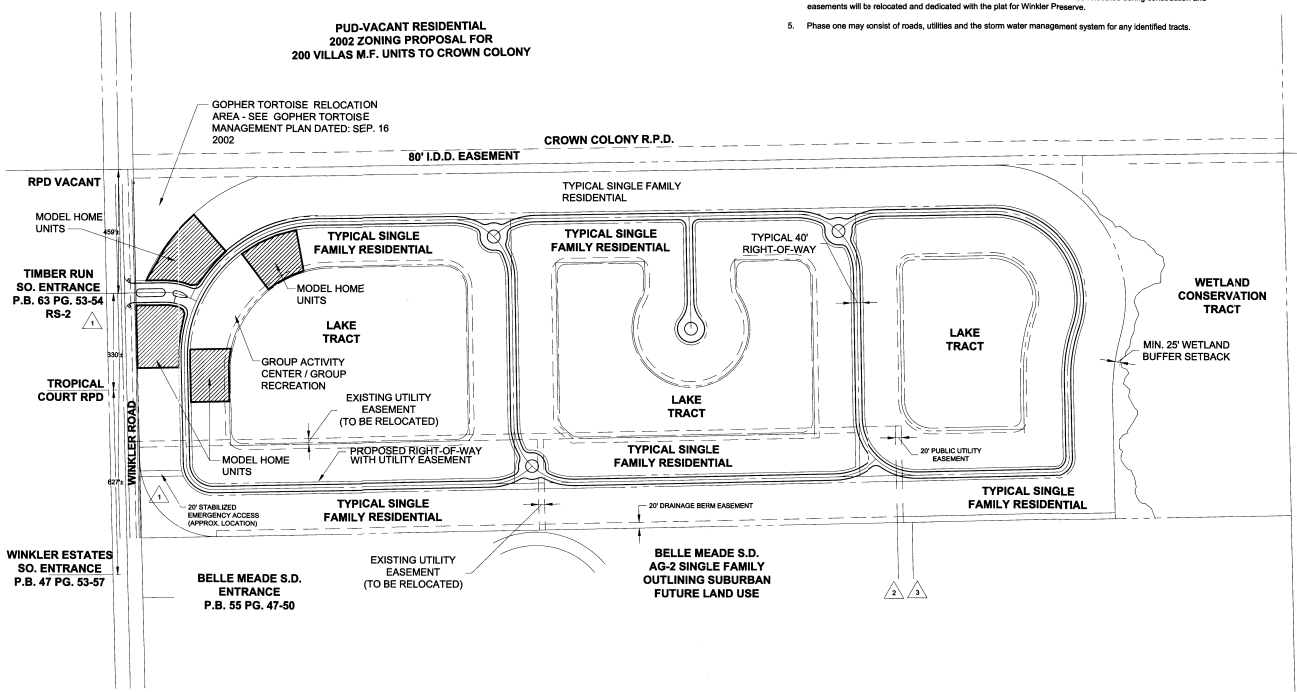
FAX:(941)337-2496
EMAIL: Designer@Cyberstreet.com

PUD-VACANT RESIDENTIAL
2002 ZONING PROPOSAL FOR
200 VILLAS M.F. UNITS TO CROWN COLONY



LEGEND

△ # DEVIATION LOCATION (SEE RESOLUTION)

RECEIVED
AUG 18 2003
ZONING COUNTER

DCI 2003-00049

NORTH

0 100 200 400
SCALE IN FEET

Barraco and Associates, Inc.
CIVIL ENGINEERS - SURVEYORS
PLANNERS - LANDSCAPE ARCHITECTS
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2271 McGREGOR BOULEVARD
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
6150 DIAMOND CENTER COURT
BUILDING 1300
FORT MYERS, FLORIDA 33912
PHONE (239) 489-4066
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

WINKLER PRESERVE

RESIDENTIAL DEVELOPMENT

PART OF SECTION 10
TOWNSHIP 46 SOUTH
RANGE 24 EAST
LEE COUNTY, FLORIDA

PROJECT ENGINEER

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FILE NAME	21656MCP.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21737\DWG\MCP\
PLOT DATE	FRI. 8-15-2003 - 9:33 AM
PLOT BY	TODD VANA
DESIGN BY	JENNIFER PARKER
XREF1	BASEPLAN-21737Z00
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

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7-2002	REDUCE SCALE TO 200'
7-22-2002	ADD DEVIATION #2
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8-15-2003	PER SUFFICIENCY RESPONSE

PLAN STATUS

PRELIMINARY SITE PLANNING
NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21656	1

NORTH

0 100 200

SCALE IN FEET

GENERAL DRAINAGE NOTES:

1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
2. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
4. ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS NOTED OTHERWISE.
5. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
6. SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
7. SOD A 1'-0" STRIP BEHIND ALL CONCRETE CURB AND VALLEY GUTTER AND AT EDGE OF PAVEMENT. SEED AND MULCH REMAINING AREAS WITHIN THE ROAD R/W SHALL BE SEEDED, FERTILIZED AND MULCHED.
8. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
9. REAR LOT LINE ELEVATIONS ARE SUBJECT TO FIELD CHANGE FOR THE PURPOSE OF MATCHING THE EXISTING NATURAL CONDITIONS AND/OR RETAINING EXISTING VEGETATION.

GENERAL DRAINAGE NOTES: (CONTINUED)

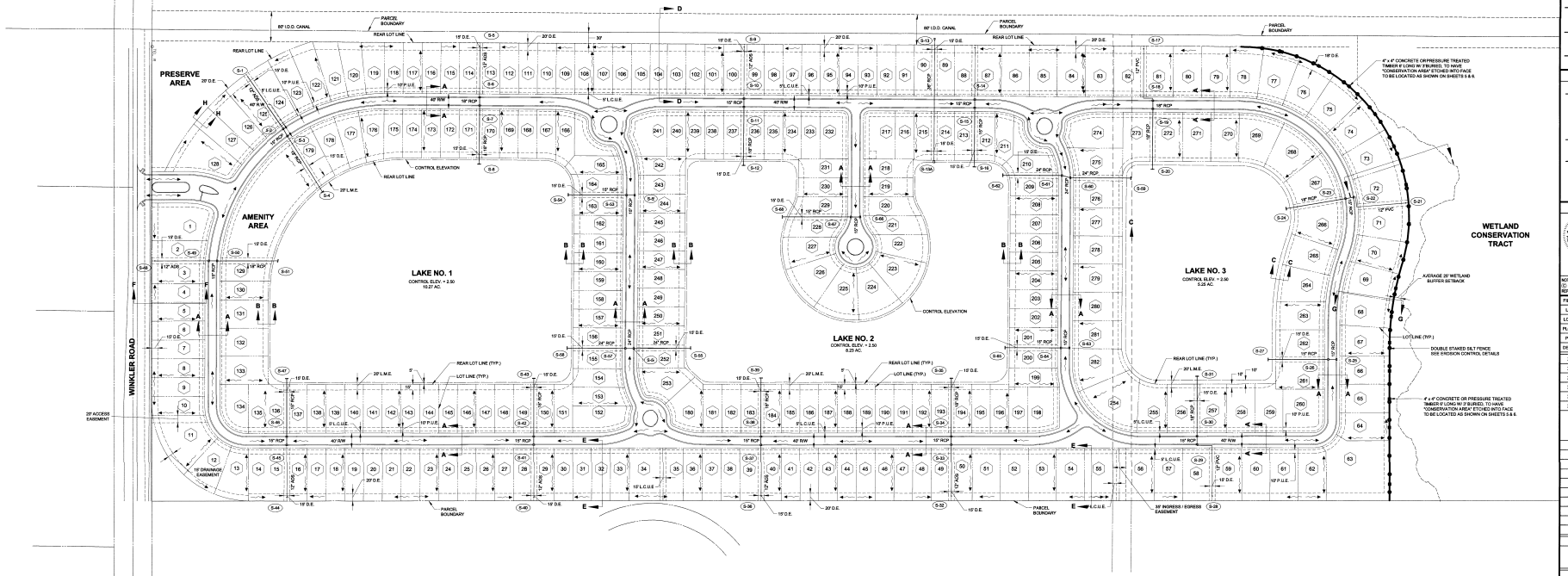
10. DURING CONSTRUCTION, VALLEY GUTTER INLET OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
11. CASING AND/OR CONDUIT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END MINIMUM.
12. OPTIONAL BRICK PAVERS MAY BE INSTALLED IN LIEU OF ASPHALT PAVEMENT AT THE DISCRETION OF THE OWNER. SEE TYPICAL SECTIONS AND DETAILS FOR PAVEMENT SECTIONS.
13. THE TOP OF ALL BMDWALLS SHALL BE NO HIGHER THAN TWO FOOT (2') BELOW THE LAKE CONTROL ELEVATION. THE CONTRACTOR SHALL REVIEW PROPOSED STRUCTURE LOCATIONS WITH THE ENGINEER AFTER STAKEOUT AND BEFORE COMMENCING CONSTRUCTION. ALL DRAINAGE STRUCTURES TO BE LOCATED ON THE LAKE BANK SHALL BE FIELD ADJUSTED SO AS TO INSET THE STRUCTURE, TO THE GREATEST EXTENT POSSIBLE, IN THE LAKE BANK.
14. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
15. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.

SITE DATA:

MINIMUM ROADWAY CL ELEV.	LAKE CONTROL ELEVATION:
ELEV. 6.00 MIN. (EDGE OF PAVEMENT)	ELEV. 2.50
FINISH FLOOR ELEVATION:	PERIMETER BERM ELEVATION:
ELEV. 11.0 MIN.	ELEV. 4.70 MIN. 6.50 TYPICAL
FEMA FLOOD ZONE:	
FEMA FLOOD ZONE (A12) (EL 11.00') AS SHOWN ON FIRM COMMUNITY PANEL NO. 125124 0438B	

LEGEND

D.E.	= DRAINAGE EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
L.C.U.E.	= LEE COUNTY UTILITY EASEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT



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PREPARED FOR

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PHONE (239) 489-4066
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WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

WINKLER PRESERVE

RESIDENTIAL DEVELOPMENT

PART OF SECTION 10
TOWNSHIP 46 SOUTH
RANGE 24 EAST
LEE COUNTY, FLORIDA

PROJECT ENGINEER

ENGINEER OF RECORD
KIM PETERSON, P.E.
FOR THE FIRM
2271 McGREGOR BOULEVARD
FORT MYERS, FLORIDA 33901
FLORIDA P.E. NO. 57566

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PLOT BY	TOM HOMMLUND
DESIGN BY	ROB SCHLICHER
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

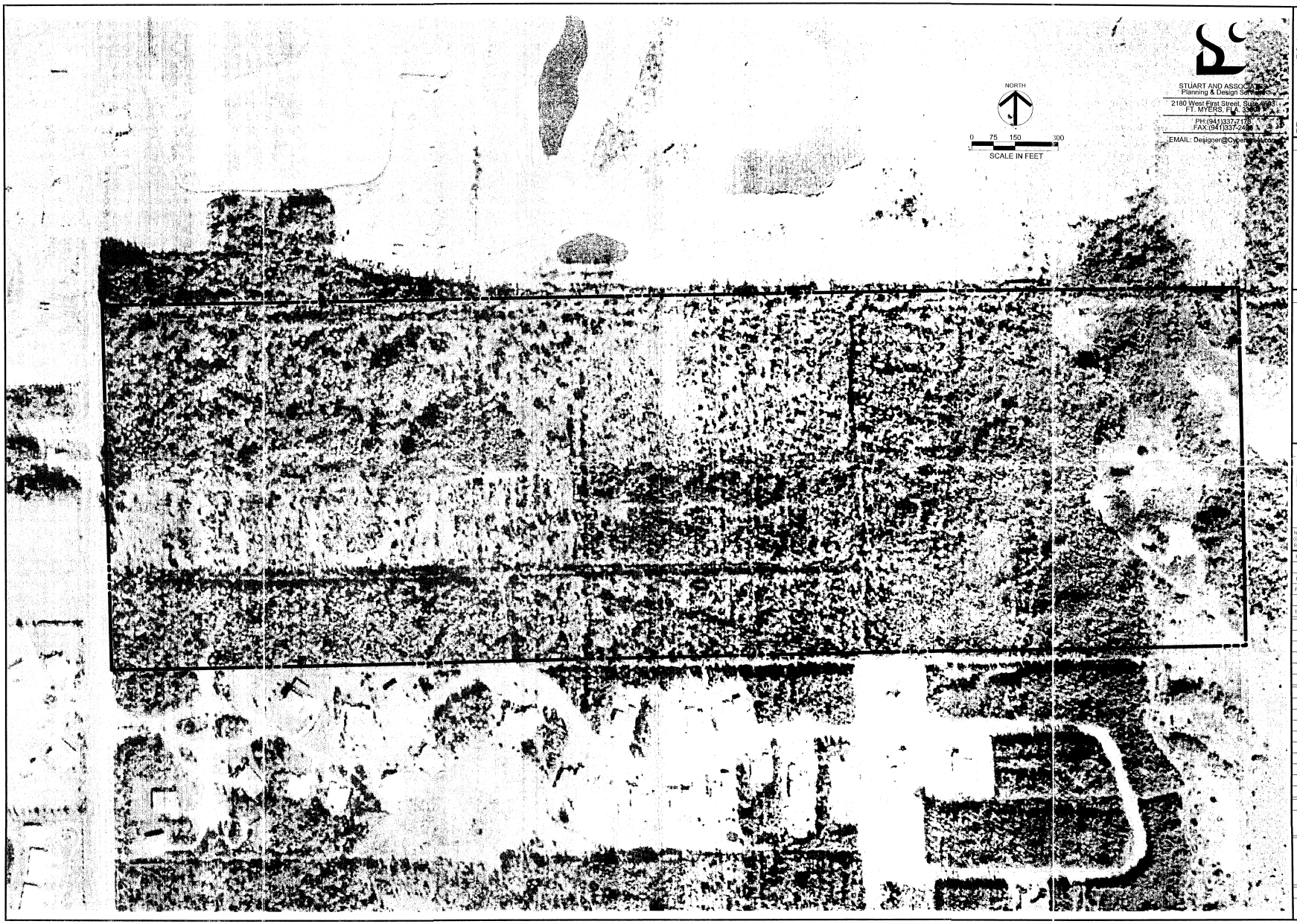
PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

PAVING, GRADING AND DRAINAGE PLAN

PROJECT / FILE NO.	SHEET NUMBER
21737	5

APPLICANT'S EXHIBIT # 2
DCI2003-00049



STUART AND ASSOCIATES
Planning & Design Surveyors
2180 West First Street, Suite 400
FT. MYERS, FL 33901
PH:(941)337-2178
FAX:(941)337-2486
EMAIL: Designer@Cyberpass.net

Barraco and Associates, Inc.
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PROJECT DESCRIPTION

WINKLER PRESERVE

RESIDENTIAL DEVELOPMENT

PART OF SECTION 10
TOWNSHIP 46 SOUTH
RANGE 24 EAST
LEE COUNTY, FLORIDA

PROJECT ENGINEER

ENGINEER OF RECORD:
CARL A. BARRACO, P.E.
FOR THE FIRM
2271 McGREGOR BOULEVARD
FORT MYERS, FLORIDA 33901
FLORIDA P.E. NO. 38535

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PLOT BY	JENNIFER PARKER
DESIGN BY	
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

PLAN STATUS

PRELIMINARY SITE PLANNING
NOT FOR CONSTRUCTION

AERIAL
MAP
EXHIBIT III-A-3

PROJECT / FILE NO.	SHEET NUMBER
21656 10-46-24	1

DCI 2003-00049

RECEIVED
OCT 10 2003
COMMUNITY DEVELOPMENT


DCI2003-00049
Attachment "E"
WELLINGTON LAKES CIR
CRANES NEST CT
TIMBER RUN CT
KING LEAR CT
WOODGATE MANOR CT
WOODGATE DR
BAYBERRY BEND
SOUTHMONT COVE
WILLOWCREST WAY
BRISTOL BEND
WINKLER RD
SOUTHWIND BAY CIR
BELLE MEADE DR
BROOK HOLLOW LN
CHERRY HILL CT
BOGEMONT DR
COLONY LAKES BLVD
GARDEN POINTE CT
N
W
E
S