ADMINISTRATIVE DEVIATION EXHBIT I-3.B.2
FOR
BUCKINGHAM 345
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA
DOS2006-0078

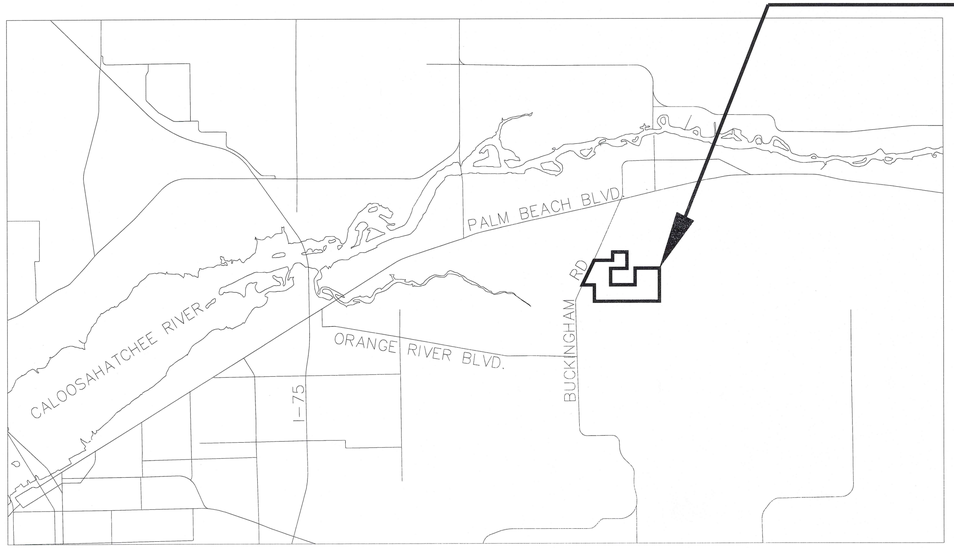
OWNER / PERMITEE

LEE COUNTY HOMES ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY,
SUITE 300
SUNRISE, FL. 33323
(954) 753-1730

ZONING

RPD - Residential Planned Development

PROJECT LOCATION



VICINITY MAP

N.T.S.

PART OF SECTION 32 & 33, TOWNSHIP 43 SOUTH , RANGE 26 EAST
LEE COUNTY, FLORIDA

SHEET INDEX

RECEIVED
NOV 2 2 2006

ADD 2006-00220

DATE:	PLAN REVISIONS:	DATE:	PLAN REVISIONS:	FILE NAME	
				LAYOUT	
				DESIGN BY	
				CHECKED BY	D. JOHNSON
				PLOT DATE	
				PLOT BY	

TKW CONSULTING ENGINEERS, INC.
Environmental • Civil • Structural • Survey
5621 BANNER DRIVE, FORT MYERS, FLORIDA 33912
PHONE: (239) 278-1992 * FAX: (239) 278-0922 * E-MAIL: tkw@tkwonline.com
Engineering Certification #5762 * Survey LB #734

PROJECT ENGINEER

SIGNATURE: DATE: 11/22/06

DANIEL P. JOHNSON
FL REGISTRATION No. 37573

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.

PREPARED FOR

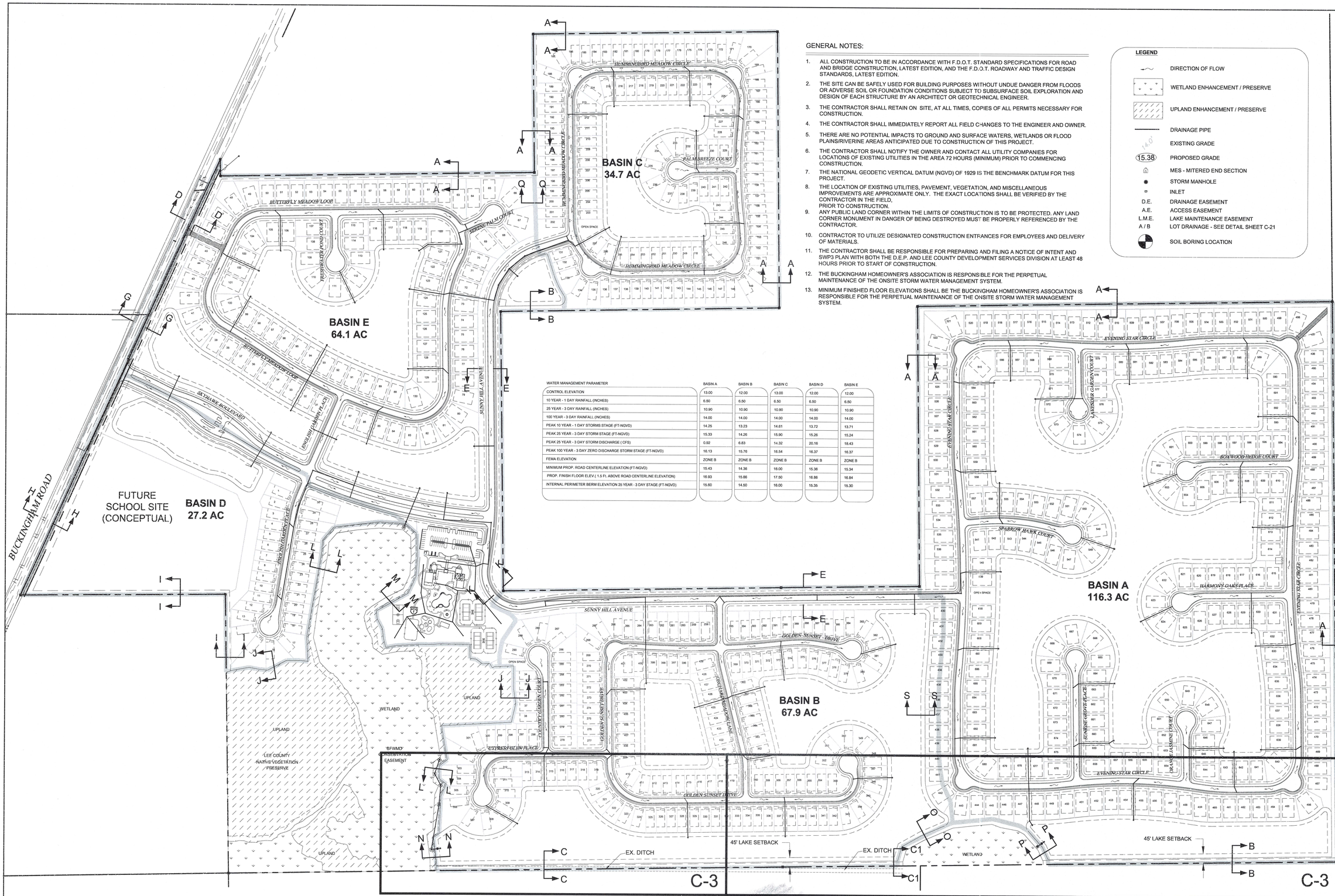
GL HOMES
1600 SAWGRASS CORPORATION PARKWAY, SUITE 300
SUNRISE, FLORIDA 33323
(954) 603-0387

PROJECT DESCRIPTION

COVER SHEET

BUCKINGHAM 345
A PORTION OF
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

SCALE: N.T.S.
PROJECT NO. 03783.00
SHEET NUMBER: C-1



GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
2. THE SITE CAN BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOODS OR ADVERSE SOIL OR FOUNDATION CONDITIONS SUBJECT TO SUBSURFACE SOIL EXPLORATION AND DESIGN OF EACH STRUCTURE BY AN ARCHITECT OR GEOTECHNICAL ENGINEER.
3. THE CONTRACTOR SHALL RETAIN ON SITE, AT ALL TIMES, COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT ALL FIELD CHANGES TO THE ENGINEER AND OWNER.
5. THERE ARE NO POTENTIAL IMPACTS TO GROUND AND SURFACE WATERS, WETLANDS OR FLOOD PLAINS/RIVERINE AREAS ANTICIPATED DUE TO CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
7. THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD, PRIOR TO CONSTRUCTION.
9. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
10. CONTRACTOR TO UTILIZE DESIGNATED CONSTRUCTION ENTRANCES FOR EMPLOYEES AND DELIVERY OF MATERIALS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND FILING A NOTICE OF INTENT AND SWP3 PLAN WITH BOTH THE D.E.P. AND LEE COUNTY DEVELOPMENT SERVICES DIVISION AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.
12. THE BUCKINGHAM HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE ONSITE STORM WATER MANAGEMENT SYSTEM.
13. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE THE BUCKINGHAM HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE ONSITE STORM WATER MANAGEMENT SYSTEM.

WATER MANAGEMENT PARAMETER	BASIN A	BASIN B	BASIN C	BASIN D	BASIN E
CONTROL ELEVATION	13.00	12.00	13.00	12.00	12.00
10 YEAR - 1 DAY RAINFALL (INCHES)	6.50	6.50	6.50	6.50	6.50
25 YEAR - 3 DAY RAINFALL (INCHES)	10.90	10.90	10.90	10.90	10.90
100 YEAR - 3 DAY RAINFALL (INCHES)	14.00	14.00	14.00	14.00	14.00
PEAK 10 YEAR - 1 DAY STORMS STAGE (FT-NGVD)	14.25	13.23	14.61	13.72	13.71
PEAK 25 YEAR - 3 DAY STORM STAGE (FT-NGVD)	15.33	14.26	15.90	15.26	15.24
PEAK 25 YEAR - 3 DAY STORM DISCHARGE (CFS)	0.92	6.83	14.32	20.16	18.43
PEAK 100 YEAR - 3 DAY ZERO DISCHARGE STORM STAGE (FT-NGVD)	16.13	15.76	16.54	16.37	16.37
FEMA ELEVATION	ZONE B	ZONE B	ZONE B	ZONE B	ZONE B
MINIMUM PROP. ROAD CENTERLINE ELEVATION (FT-NGVD)	15.43	14.36	16.00	15.36	15.34
PROP. FINISH FLOOR ELEV.(1.5 FT. ABOVE ROAD CENTERLINE ELEVATION)	16.93	15.86	17.50	16.86	16.84
INTERNAL PERIMETER BERM ELEVATION 25 YEAR - 3 DAY STAGE (FT-NGVD)	15.60	14.50	16.00	15.35	15.30

LEGEND

- DIRECTION OF FLOW
- WETLAND ENHANCEMENT / PRESERVE
- UPLAND ENHANCEMENT / PRESERVE
- DRAINAGE PIPE
- 14.0' EXISTING GRADE
- 15.38 PROPOSED GRADE
- MES - MITERED END SECTION
- STORM MANHOLE
- INLET
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- A / B LOT DRAINAGE - SEE DETAIL SHEET C-21
- SOIL BORING LOCATION

N

0 100 200 400

SCALE IN FEET

RECEIVED NOV 2 2 2006

ADD 2006-00220

DATE:	PLAN REVISIONS:	DATE:	PLAN REVISIONS:

FILE NAME	
LAYOUT	
DESIGN BY	
CHECKED BY	D. JOHNSON
PLOT DATE	
PLOT BY	

TKW CONSULTING ENGINEERS, INC.
Environmental • Civil • Structural • Survey
5621 BANNER DRIVE, FORT MYERS, FLORIDA 33912
PHONE: (239) 278-1992 * FAX: (239) 278-0922 * E-MAIL: tkw@tkwonline.com
Engineering Certification #5762 * Survey LB #734

PROJECT ENGINEER

SIGNATURE: 11/22/06 DATE:

DANIEL P. JOHNSON

FL REGISTRATION No. 37573

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.

PREPARED FOR

GL HOMES

1600 SAWGRASS CORPORATION PARKWAY, SUITE 300
SUNRISE, FLORIDA 33323
(954) 603-0387

PROJECT DESCRIPTION

MASTER DRAINAGE PLAN

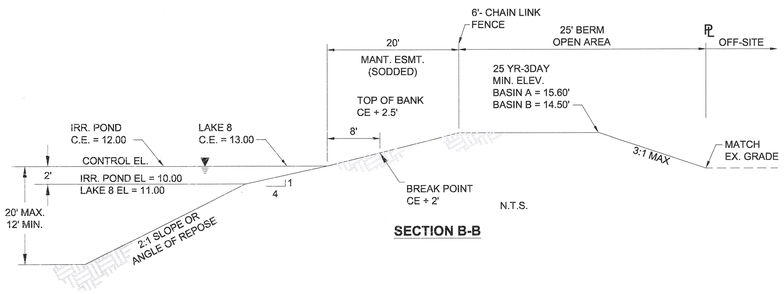
BUCKINGHAM 345

A PORTION OF
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

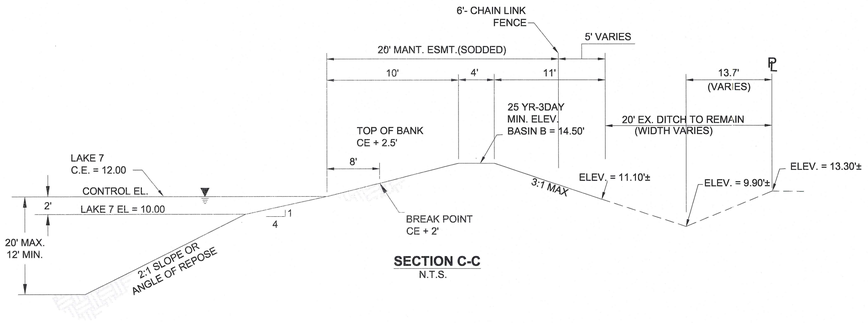
SCALE: 1" = 200'

PROJECT NO. 03783.00

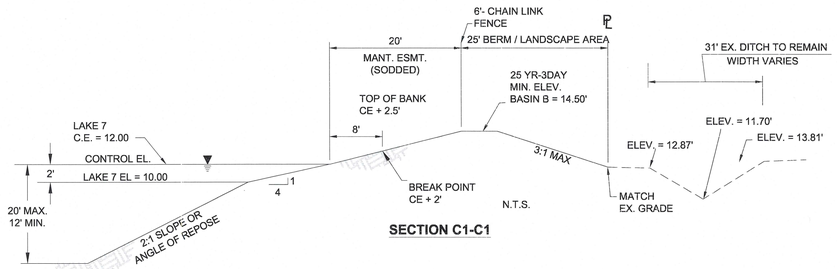
SHEET NUMBER: C-2



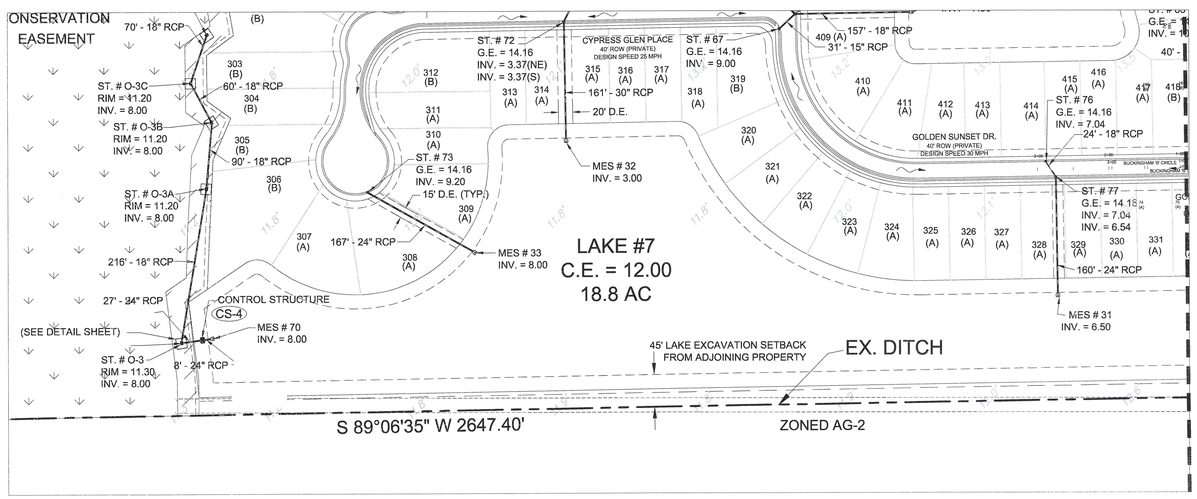
SECTION B-B



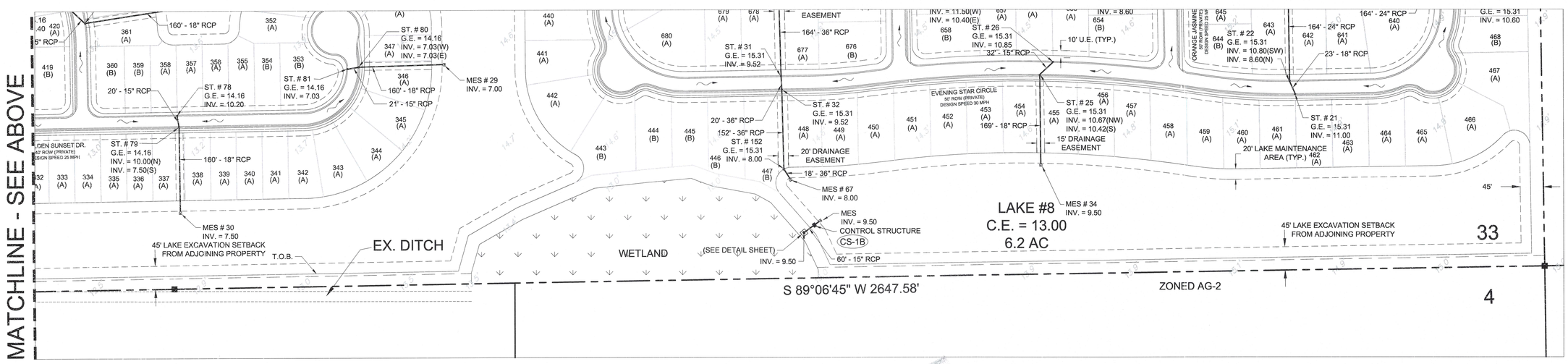
SECTION C-C
N.T.S.



SECTION C1-C1



0 50 100 200
SCALE IN FEET



RECEIVED
NOV 2 2 2006

ADD 2006-00220

DATE:	PLAN REVISIONS:	DATE:	PLAN REVISIONS:	FILE NAME	
				LAYOUT	
				DESIGN BY	
				CHECKED BY	D. JOHNSON
				PLOT DATE	
				PLOT BY	

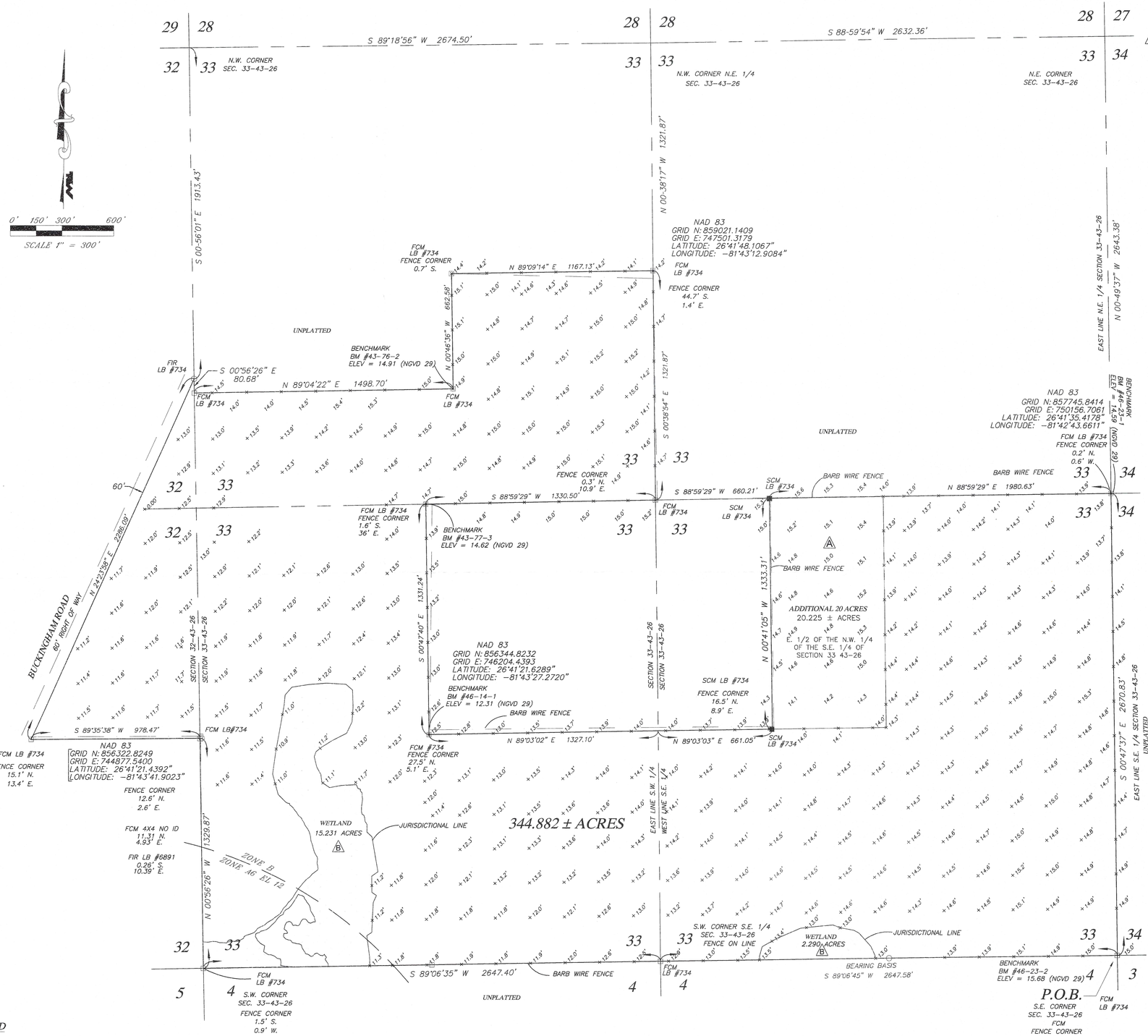
TKW CONSULTING ENGINEERS, INC.
Environmental • Civil • Structural • Survey
5621 BANNER DRIVE, FORT MYERS, FLORIDA 33912
PHONE: (239) 278-1992 * FAX: (239) 278-0922 * E-MAIL: tkw@tkwonline.com
Engineering Certification #5762 * Survey LB #734

PROJECT ENGINEER
SIGNATURE: DATE: 11/22/06
DANIEL P. JOHNSON
FL REGISTRATION No. 37573
NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.

PREPARED FOR
GL HOMES
1600 SAWGRASS CORPORATION PARKWAY, SUITE 300
SUNRISE, FLORIDA 33323
(954) 603-0387

PROJECT DESCRIPTION
PAVING, GRADING & DRAINAGE PLAN
BUCKINGHAM 345
A PORTION OF
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

SCALE: 1" = 100'
PROJECT NO. 03783.00
SHEET NUMBER: C-3



PROPERTY DESCRIPTION
(METES AND BOUNDS)

A PARCEL OF LAND LOCATED IN SECTIONS 32 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 89°06'45" W, ALONG THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,647.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE RUN S 89°06'35" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,647.40 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE RUN N 00°56'26" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,329.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 89°35'38" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 978.47 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, A 60 FOOT RIGHT-OF-WAY; THENCE RUN N 24°23'58" E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, FOR A DISTANCE OF 2,286.09 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°56'26" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 80.68 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°04'22" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,498.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 00°46'36" W, ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 662.58 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°09'14" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,167.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°38'54" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,321.87 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 88°59'29" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,330.50 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°47'40" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,331.24 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°03'02" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,327.10 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°03'03" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 661.05 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N 00°41'05" W, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,333.31 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N 88°59'29" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,980.63 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE RUN S 00°47'37" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,670.83 FEET TO THE POINT OF BEGINNING; CONTAINING 344.882 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, NGS ADJUSTMENT OF 1999 NAD 83(1999), AND ARE IN U.S.SURVEY FEET, WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING S 89°06'45" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
3. IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY HAVE NOT BEEN LOCATED.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.
5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
7. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B, HAVING NO BASE FLOOD ELEVATION AND FLOOD ZONE A6, HAVING A BASE FLOOD ELEVATION OF 12' PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 125124 0250 B, DATED SEPTEMBER 19, 1984.
8. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
10. DATE OF LAST FIELD WORK: 06/17/04
11. SURVEYED PARCEL CONTAINS 344.882 ACRES, MORE OR LESS.
12. BENCH MARK ORIGIN: NATIONAL GEODETIC SURVEY STAINLESS STEEL ROD IN CONCRETE SLEEVE WITH 5 INCH ALUMINUM ACCESS LID STAMPED Q 415 1992 ELEVATION 16.02' (NGVD 29)

LEGEND

P.O.C.		POINT OF COMMENCEMENT
P.O.B.		POINT OF BEGINNING
F.I.R.	○	FOUND IRON ROD
S.I.R.	●	SET 5/8" IRON ROD WITH CAP, L.B. #734
F.C.M.	□	FOUND CONCRETE MONUMENT
S.C.M.	■	SET CONCRETE MONUMENT WITH DISK, L.B.# 734
FND.		FOUND
(M)		MEASURED
PG.		PAGE
O.R.		OFFICIAL RECORDS BOOK
R/W		RIGHT-OF-WAY
L.B.		LICENSED BUSINESS
P.S.M.		PROFESSIONAL SURVEYOR AND MAPPER
SPC		STATE PLANE COORDINATE SYSTEM
NAD		NORTH AMERICAN DATUM
NGS		NATIONAL GEODETIC SURVEY

CERTIFIED TO:

G.L. HOMES OF FLORIDA II CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
RUDEN, McCLOSKY, SMITH, & RUSSELL, P.A.

RECEIVED NOV 2 2 2006
ADD 2006-00220

ERIC V. SANDOVAL (FOR THE FIRM - LB-734)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5223

DATE SIGNED: 2-15-06

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TKW CONSULTING ENGINEERS, INC.
environmental * civil * structural * survey
5621 Banner Drive
Fort Myers, Florida 33912
(239) 278-1992•FAX (239) 278-0922
E-MAIL tkw@tkwonline.com
Engineering Certification # 5762 Survey LB # 734

PREPARED FOR

G L HOMES

2205 CANARY ISLAND COVE
NAPLES, FLORIDA 34119
PHONE (239)598-2210
FAX (954)825-4763

PROJECT DESCRIPTION

BUCKINGHAM 345
A PORTION OF
SECTIONS 32 & 33
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

PROFESSIONAL SURVEYOR

ERIC V. SANDOVAL CERTIFICATE NO. 5223 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DRAWING DATA	
FILE NAME	03783BNDRY2.DWG
APPROVED BY	E.V.S.
SURVEY DATE	03/02/04
DRAWN BY	D.B./R.E.G.
CREW CHIEF	L.G.
SCALE	1" = 300'
FIELD BOOK	43/17-27

REVISIONS

A	6/24/04	ADDED ADDITIONAL 20 ACRE PARCEL
B	1/20/05	ADDED WETLAND AREAS
C	2/16/06	ADD METES & BOUNDS DESCRIPTION

STRAP NUMBERS

PARENT PARCEL
33-43-26-00-00004.0000
33-43-26-00-00004.0010
ADDED ADDITIONAL 20 ACRE
32-43-26-00-00003.0000

BOUNDARY SURVEY

PROJECT	SECTION / TOWNSHIP / RANGE
03783.00	32 & 33-43-26