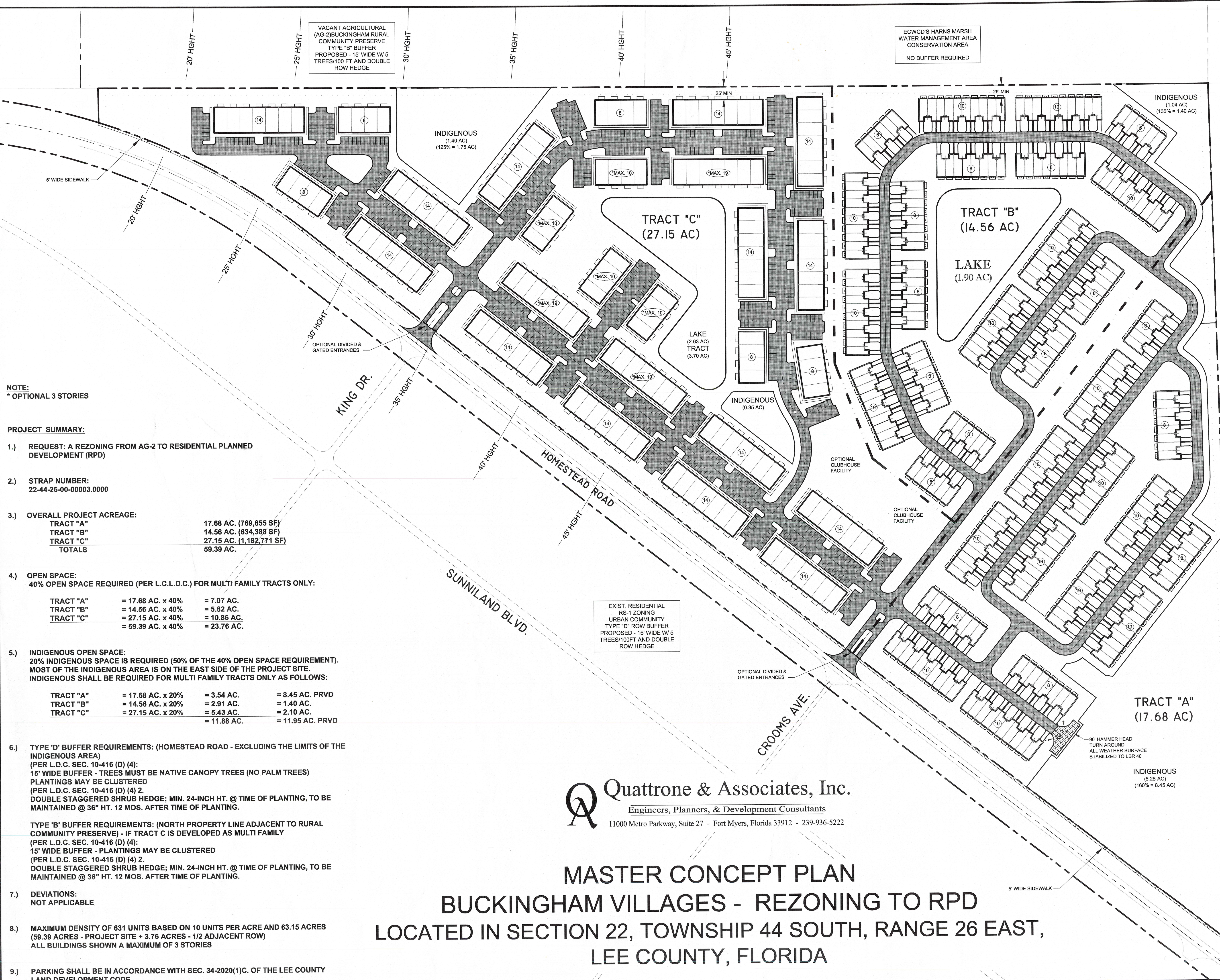
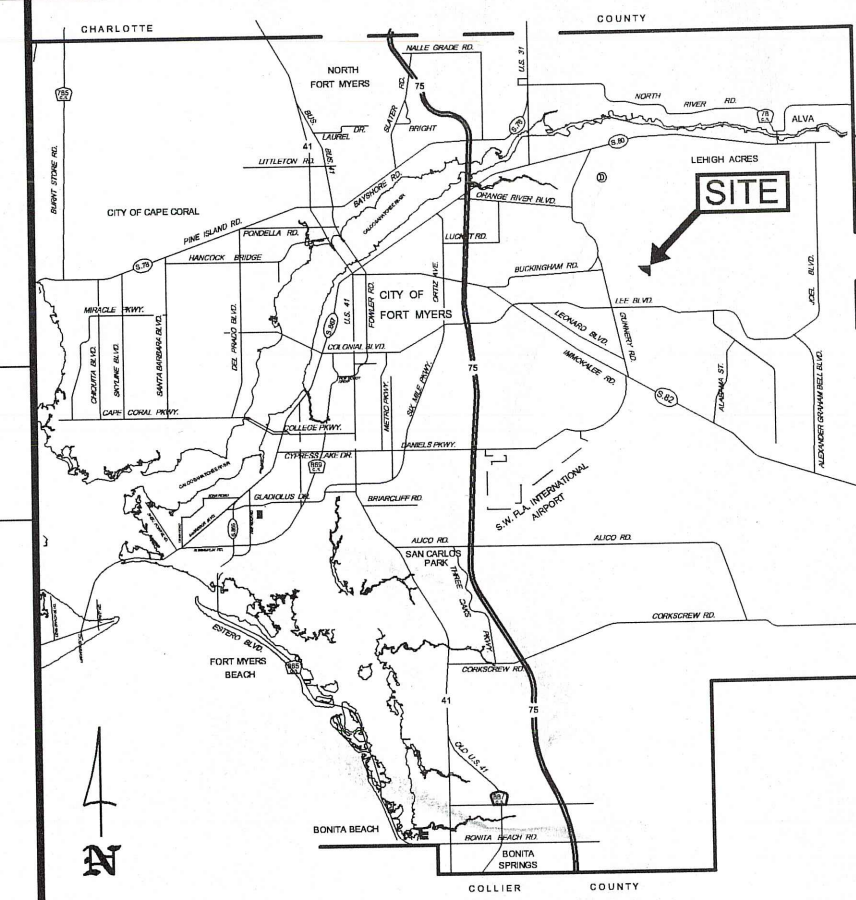




LOCATION MAP

NOTE:
* OPTIONAL 3 STORIES

PROJECT SUMMARY:

- 1.) REQUEST: A REZONING FROM AG-2 TO RESIDENTIAL PLANNED DEVELOPMENT (RPD)
- 2.) STRAP NUMBER:
22-44-26-00-00003.0000
- 3.) OVERALL PROJECT ACREAGE:

TRACT "A"	17.68 AC. (769,855 SF)
TRACT "B"	14.56 AC. (634,388 SF)
TRACT "C"	27.15 AC. (1,182,771 SF)
TOTALS	59.39 AC.
- 4.) OPEN SPACE:
40% OPEN SPACE REQUIRED (PER L.C.L.D.C.) FOR MULTI FAMILY TRACTS ONLY:

TRACT "A"	= 17.68 AC. x 40%	= 7.07 AC.
TRACT "B"	= 14.56 AC. x 40%	= 5.82 AC.
TRACT "C"	= 27.15 AC. x 40%	= 10.86 AC.
	= 59.39 AC. x 40%	= 23.76 AC.
- 5.) INDIGENOUS OPEN SPACE:
20% INDIGENOUS SPACE IS REQUIRED (50% OF THE 40% OPEN SPACE REQUIREMENT).
MOST OF THE INDIGENOUS AREA IS ON THE EAST SIDE OF THE PROJECT SITE.
INDIGENOUS SHALL BE REQUIRED FOR MULTI FAMILY TRACTS ONLY AS FOLLOWS:

TRACT "A"	= 17.68 AC. x 20%	= 3.54 AC.	= 8.45 AC. PRVD
TRACT "B"	= 14.56 AC. x 20%	= 2.91 AC.	= 1.40 AC.
TRACT "C"	= 27.15 AC. x 20%	= 5.43 AC.	= 2.10 AC.
		= 11.88 AC.	= 11.95 AC. PRVD
- 6.) TYPE 'D' BUFFER REQUIREMENTS: (HOMESTEAD ROAD - EXCLUDING THE LIMITS OF THE INDIGENOUS AREA)
(PER L.D.C. SEC. 10-416 (D) (4):
15' WIDE BUFFER - TREES MUST BE NATIVE CANOPY TREES (NO PALM TREES)
PLANTINGS MAY BE CLUSTERED
(PER L.D.C. SEC. 10-416 (D) (4) 2.
DOUBLE STAGGERED SHRUB HEDGE; MIN. 24-INCH HT. @ TIME OF PLANTING, TO BE MAINTAINED @ 36" HT. 12 MOS. AFTER TIME OF PLANTING.

TYPE 'B' BUFFER REQUIREMENTS: (NORTH PROPERTY LINE ADJACENT TO RURAL COMMUNITY PRESERVE) - IF TRACT C IS DEVELOPED AS MULTI FAMILY
(PER L.D.C. SEC. 10-416 (D) (4):
15' WIDE BUFFER - PLANTINGS MAY BE CLUSTERED
(PER L.D.C. SEC. 10-416 (D) (4) 2.
DOUBLE STAGGERED SHRUB HEDGE; MIN. 24-INCH HT. @ TIME OF PLANTING, TO BE MAINTAINED @ 36" HT. 12 MOS. AFTER TIME OF PLANTING.
- 7.) DEVIATIONS:
NOT APPLICABLE
- 8.) MAXIMUM DENSITY OF 631 UNITS BASED ON 10 UNITS PER ACRE AND 63.15 ACRES (59.39 ACRES - PROJECT SITE + 3.76 ACRES - 1/2 ADJACENT ROW)
ALL BUILDINGS SHOWN A MAXIMUM OF 3 STORIES
- 9.) PARKING SHALL BE IN ACCORDANCE WITH SEC. 34-2020(1)C. OF THE LEE COUNTY LAND DEVELOPMENT CODE.

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 27 - Fort Myers, Florida 33912 - 239-936-5222

MASTER CONCEPT PLAN
BUCKINGHAM VILLAGES - REZONING TO RPD
LOCATED IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

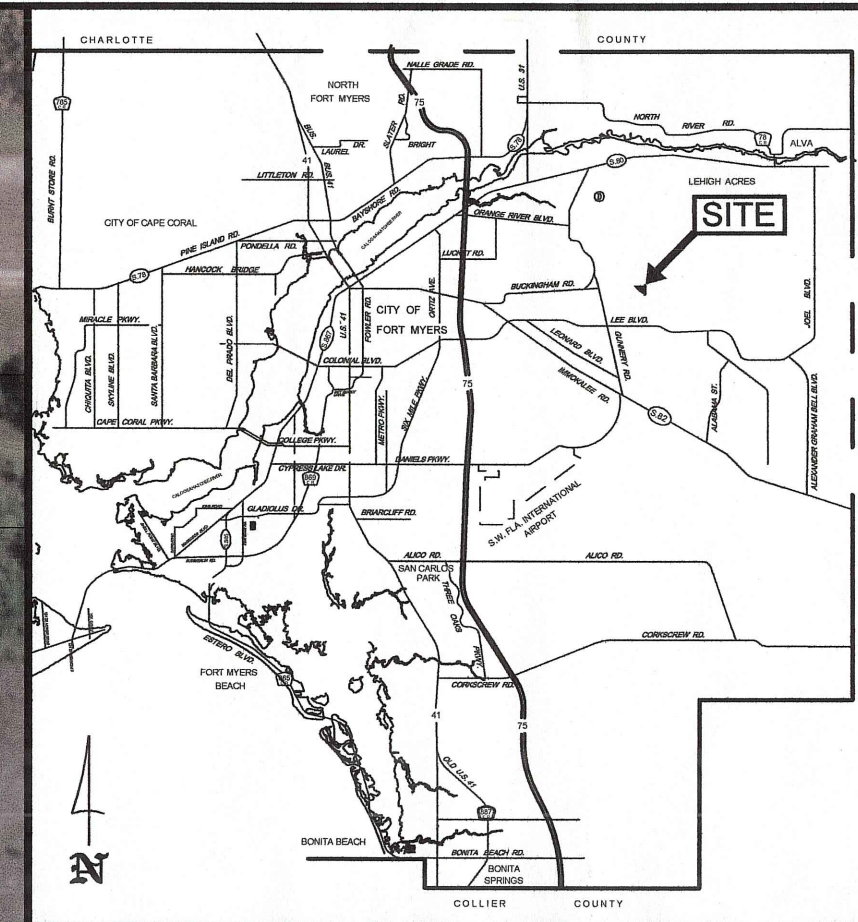
EXIST. RESIDENTIAL
RS-1 ZONING
LEE COUNTY SCHOOL
URBAN COMMUNITY
NO BUFFER REQUIRED

FUTURE LEE COUNTY
SCHOOL UNDER
CONSTRUCTION

NORTH

EXHIBIT 6-J
1" = 100'

JAN. 11, 2006
APPLICANT'S EXHIBIT # 2
BUCKINGHAM VILLAGES
REZONING-00004



LOCATION MAP

EXIST. RESIDENTIAL
RS-1 ZONING
LEE COUNTY SCHOOL
URBAN COMMUNITY
NO BUFFER REQUIRED

FUTURE LEE COUNTY
SCHOOL UNDER
CONSTRUCTION

TRACT "A"
(17.68 AC)

90° HAMMERHEAD
TURN AROUND
ALL-WEATHER SURFACE
STABILIZED TO 100' 40"

INDIGENOUS
(5.25 AC)
(180% = 9.45 AC)

TRACT "B"
(14.56 AC)

LAKE
(1.90 AC)

ECWCD'S HARNS MARSH
WATER MANAGEMENT AREA
CONSERVATION AREA
NO BUFFER REQUIRED

TRACT "C"
(27.15 AC)

LAKE
(2.63 AC)
TRACT
(3.70 AC)

EXIST. RESIDENTIAL
RS-1 ZONING
URBAN COMMUNITY
TYPE "D" ROW BUFFER
PROPOSED - 15' WIDE W/ 5
TREES/100FT AND DOUBLE
ROW HEDGE

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MASTER CONCEPT PLAN
BUCKINGHAM VILLAGES - REZONING TO RPD
LOCATED IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

NORTH
EXHIBIT 6-J
1" = 100'

JAN 11, 2006

APPLICANT'S EXHIBIT # 3
0613305-0003
REZ 2005-0004