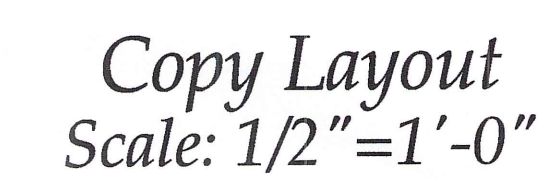
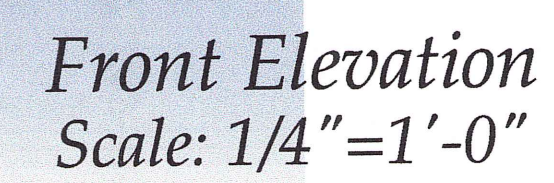




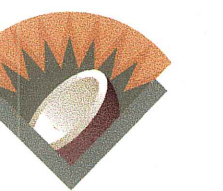
MAPS for CASE #ADD2006-00024



RECEIVED
JAN 27 2006
PERMIT COUNTER

ADD 2006-00024

These illustrations are for the sole purpose of expressing visual design intent only and are not intended to be used for actual fabrication purposes. All site conditions, dimensions and mounting elevations must be verified by fabricator prior to construction.



COCONUT
POINT

Project Owner:

SIMON™
Simon Property Group

Project Architect:

[illegible]

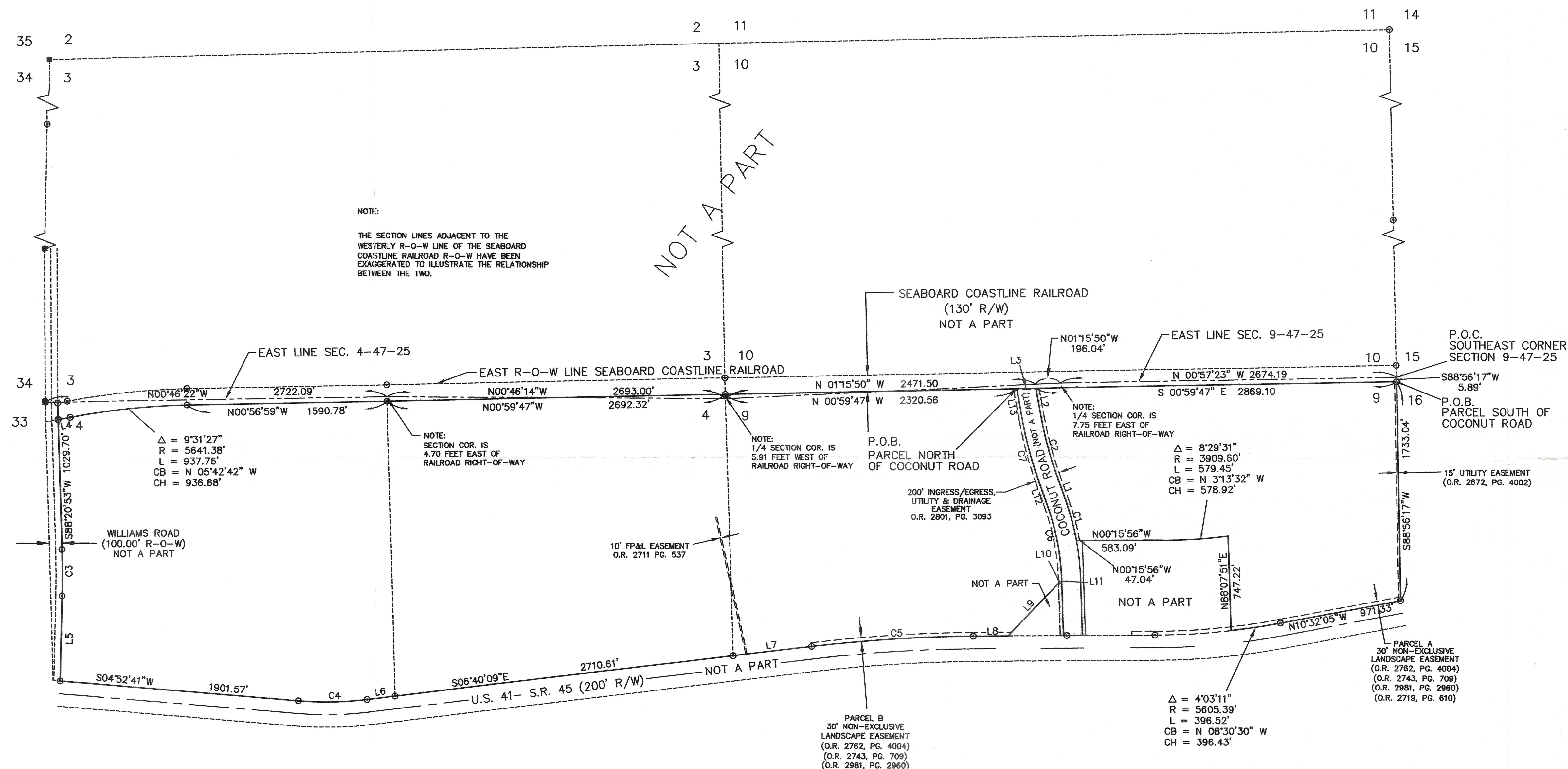
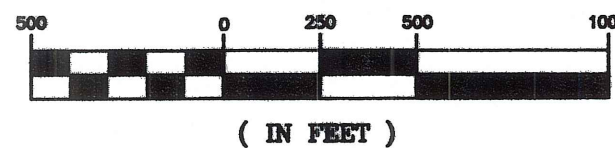
Primary Monument Sign

SignType:
A02

Alt-2

Project:	050225
Date:	10/03/05
Scale:	Noted
Drawn By:	GMS
Checked By:	DMG

A02-00



LINE TABLE		
LINE	LENGTH	BEARING
L1	200.00	N70°20'35"E
L2	238.23	N79°35'39"E
L3	152.05	N00°59'47"W
L4	98.54	N10°28'26"W
L5	674.92	N88°39'07"W
L6	225.81	S06°40'09"E
L7	626.03	S06°40'09"E
L8	274.74	S00°15'56"E
L9	577.44	S46°02'16"E
L10	25.19	S01°57'26"E
L11	32.80	N88°02'34"E
L12	200.00	N70°20'35"E
L13	263.08	N79°35'39"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2025.00	325.42	325.07	N74°56'48"E	91°22'27"
C2	3025.00	488.42	487.89	N74°58'07"E	91°50°04"
C3	7050.00	369.14	369.09	S89°50'53"W	300°00"
C4	2725.19	549.23	548.30	S00°53'44"E	113°32'50"
C5	11584.73	1294.76	1294.08	S03°28'03"E	6°24'13"
C6	1875.00	578.22	578.92	N79°11'34"E	174°19'59"
C7	3175.00	512.65	512.09	N74°58'07"E	91°50°04"

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

LEGAL DESCRIPTION

A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HERIN DESCRIBED; THENCE CONTINUE S.88°56'17"W. ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION N.E. 1/4, FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE SEABOARD COASTLINE RAILROAD, A 130.00 FT. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), 200.00 FOOT RIGHT-OF-WAY; THENCE RUN N.10°32'05"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 971.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID EASTERLY TANGENTIAL CIRCULAR CURVE, SUBSTENTED BY A CHORD OF 396.43 FEET AT A BEARING OF N.08°30'30"W., FOR A DISTANCE OF 396.52 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°07'51"E. FOR A DISTANCE OF 74.72 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIIUS POINT BEARS N.07°01'W. TO THE CENTER OF SAID CIRCLE, SUBSTENTED BY A CHORD OF 200.59 FEET, THROUGH A CENTRAL ANGLE OF 04°03'11", SUBSTENTED BY A CHORD OF 396.43 FEET AT A BEARING OF N.08°30'30"W., FOR A DISTANCE OF 396.52 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°07'51"E. FOR A DISTANCE OF 74.72 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIIUS POINT BEARS N.07°01'W. TO THE CENTER OF SAID CIRCLE, SUBSTENTED BY A CHORD OF 200.59 FEET, THROUGH A CENTRAL ANGLE OF 04°03'11", SUBSTENTED BY A CHORD OF 396.43 FEET AT A BEARING OF N.07°31'32"W., FOR A DISTANCE OF 579.45 FEET TO THE END OF SAID CURVE; THENCE RUN N.00°15'58"W., FOR A DISTANCE OF 583.93 FEET; THENCE RUN N.00°15"W. FOR A DISTANCE OF 47.04 FEET TO A POINT ON THE SEABOARD COASTLINE RAILROAD, A 150.00 FOOT RIGHT-OF-WAY LINE, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE BEING A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIIUS POINT BEARS N.10°26'58"W., A DISTANCE OF 2,025.00 FEET THEREFROM; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THENCE LEFT, HAVING A RADIIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 09°12'27", SUBSTENTED BY A CHORD OF 325.42 FEET AT A BEARING OF W.74°58'48"E., FOR A DISTANCE OF 325.42 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°20'35", ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIIUS OF 3,025.00 FEET, THROUGH A CENTRAL ANGLE OF 07°15'04", SUBSTENTED BY A CHORD OF 487.89 FEET AT A BEARING OF N.74°58'07"E., FOR A DISTANCE OF 488.42 FEET TO THE END OF SAID CURVE; THENCE RUN N.79°35'39", ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 238.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN EASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,869.10 FEET TO THE POINT OF BEGINNING, CONTAINING 95.885 ACRES, MORE OR LESS.

A PORTION OF SECTIONS 3, 4, 9, AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE N.88°56'17"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 2,302.15 FEET TO THE POINT OF BEGINNING OF THE TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,380.50 FEET RIGHT-OF-WAY; THENCE RUN N.00°59'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 3,021.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.00°59'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,302.15 FEET TO THE POINT OF BEGINNING OF THE TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5,641.38 FEET, THROUGH A CENTRAL ANGLE OF 0°51'00", SUBTENDED BY A CHORD OF 936.61 FEET AT A BEARING OF 1°42'25"W, FOR A DISTANCE OF 837.76 FEET TO THE END OF SAID CURVE; THENCE RUN N.10°28'26"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 98.54 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN S.88°20'53"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,000.70 FEET TO THE POINT OF BEGINNING OF THE TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7,050.00 FEET, THROUGH A CENTRAL ANGLE OF 0°30'00", SUBTENDED BY A CHORD OF 369.69 FEET AT A BEARING OF S.89°50'53"W, FOR A DISTANCE OF 369.14 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°39'07"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 674.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN S.04°4'52"41", ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,901.57 FEET TO THE BEGINNING OF THE TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,725.19 FEET, THROUGH A CENTRAL ANGLE OF 11°32'50", SUBTENDED BY A CHORD OF 548.30 FEET AT A BEARING OF S.00°4'53"44", FOR A DISTANCE OF 548.23 FEET TO THE END OF SAID CURVE; THENCE RUN S.06°40'09"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,000.70 FEET TO THE POINT OF BEGINNING OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,710.61 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,000.70 FEET TO THE POINT OF BEGINNING OF THE TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,584.73 FEET, THROUGH A CENTRAL ANGLE OF 06°24'13", SUBTENDED BY A CHORD OF 1,294.08 FEET AT A BEARING OF S.03°28'03"E, FOR A DISTANCE OF 1,294.74 FEET TO THE END OF SAID CURVE; THENCE RUN S.03°28'03"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 277.74 FEET, THENCE RUN S.46°02'16"E, FOR A DISTANCE OF 577.74 FEET; THENCE RUN S.01°57'26"E, FOR A DISTANCE OF 25.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY; THENCE RUN N.88°02'34"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 32.80 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,875.00 FEET, THROUGH A CENTRAL ANGLE OF 17°41'59", SUBTENDED BY A CHORD OF 576.92 FEET AT A BEARING OF N.79°11'34"E, FOR A DISTANCE OF 579.22 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°20'35"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,000.70 FEET TO THE POINT OF BEGINNING OF THE TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,175.00 FEET, THROUGH A CENTRAL ANGLE OF 09°15'04", SUBTENDED BY A CHORD OF 512.09 FEET AT A BEARING OF N.74°50'08"E, FOR A DISTANCE OF 512.65 FEET TO THE END OF SAID CURVE; THENCE RUN S.04°4'52"41", ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 263.08 FEET TO THE POINT OF BEGINNING, CONTAINING 386,536 ACRES, MORE OR LESS.

NOTES:

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

TOTAL PROPERTY AREA 482.421 ACRES MORE OR LESS.

INFORMATION RELATING TO BOUNDARY DATA OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TOGETHER WITH THE LOCATION OF THE US HIGHWAY #41 RIGHT-OF-WAY, WAS OBTAINED FROM A SURVEY OF THE SWEETWATER RIVER PREPARED BY DENI ASSOCIATES HAVING ORDER NUMBER 8409031, DATED 9/14/84. INFORMATION RELATING TO THE LOCATION OF COCONUT ROAD AND ADJOINING EXCEPTED PARCELS WAS OBTAINED FROM PROPERTY DESCRIPTIONS PROVIDED BY CLIENT.

BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.88°56'17"W.

HOLE, MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

RECEIVED
JAN 27 2006

BY Jerry L. Riffelmacher P.S.M. #6130
JERRY L. RIFFELMACHER STATE OF FLORIDA
ADD 2006-00024

AND LEGAL DESCRIPTION A PORTION OF SECTIONS 3, 4, 9 AND 10, T1P 47 SOUTH, RANGE 25 EAST	DRAWING NO. A-994-3
	PROJECT NO. 1997079B
	REFERENCE NO. SWEETREV3
	FLORIDA

FIELD BOOK		
		
		
		
		
LETTER	REVISIONS	DATE

NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RA
SEAL OF A FLOR
LICENSED SURVEY
AND MAPPER.

PARTY CHIEF:	DATE:
DRAWN BY: BA	DATE: 01/18/01
CHECKED BY: TJG	DATE: 01/19/01
VERTICAL SCALE:	HORIZONTAL SCALE: 1" = 500'



HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

950 Encore Way
Naples, FL. 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
OF A PORTION OF SECTIONS
3, 4, 9 AND 10,
TOWNSHIP 47 SOUTH, RANGE 25 EAST

FLORIDA	DRAWING NO.	A-994-3
	PROJECT NO.	1997079B
	REFERENCE NO.	SWEETREY3

UN1997\1997079\B ZONING\APPROVED MASTER CONCEPT PLANS\9779B_MCP-Revised 01-26-06 - Area 1E signage residential hotel height - ALT Residng. 3/23/2006 1:55:11 PM EST

PROJECT SUMMARY:

1.) REQUEST: A Rezoning from AG-2 to Mixed Use Planned Development (MPD)

2.) OVERALL CONCEPTUAL PROJECT ACREAGES:

CONSERVATION AREAS	±33.4 ACRES
LAKES	±57.1 ACRES
INTERNAL (PRIVATE) R.O.W.	±17.7 ACRES
INTERNAL (PUBLIC) R.O.W.	±25.5 ACRES
GREEN AREAS / OPEN SPACE	± 9.0 ACRES
DEVELOPMENT TRACT AREAS	±339.7 ACRES
TOTAL	±482.4 ACRES

3.) CONCEPTUAL TRACT LAND USE/ACREAGE BREAKDOWN:

a.) DEVELOPMENT AREAS:

Development Area #1: (Residential - 550 M.F. Units / Retail - Comm. 280,000 Sq.Ft. / Office 70,000 Sq.Ft.)

Proposed Lakes	± 26.4 Ac.
Proposed Internal/Private R.O.W.	± 8.2 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 10.1 Ac.
Conservation Areas	± 33.4 Ac.
Green Areas / Open Space	± 5.0 Ac.
Development Areas (Tracts 1A - 1F)	±127.7 Ac.

Total Development Area #1 ±210.8 Ac.

Development Area #2: (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Office 90,000 Sq.Ft. / Hotel - 200 Rooms)

Proposed Lakes	± 17.0 Ac.
Proposed Internal/Private R.O.W.	± 6.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 8.1 Ac.
Green Areas / Open Space	± 4.0 Ac.
Development Areas (Tracts 2A - 2F)	± 140.5 Ac.

Total Development Area #2 ±175.7 Ac.

Development Area #3: (Residential - 450 M.F. / A.L.F. Units / Retail - Comm. 70,000 Sq.Ft. / Office 140,000 Sq.Ft. / Hotel - 150 Rooms)

Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 3.4 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.3 Ac.
Development Areas (Tracts 3A-1 thru 3 - 3D)	± 71.5 Ac.

Total Development Area #3 ±95.9 Ac.

b.) MAXIMUM DEVELOPMENT TRACT INTENSITY:

(NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

Development Area #1:

Tract 1A	15,000 s.f. Retail / 30,000 s.f. Office
Tract 1B	250,000 s.f. Retail / 30,000 s.f. Office
Tract 1C	40,000 s.f. Retail / 20,000 s.f. Office
Tract 1D	15,000 s.f. Retail / 20,000 s.f. Office
Tract 1E	500 M.F. DU's
Tract 1F	100 M.F. DU's

Development Area #2:

Tract 2A	650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's
Tract 2C	150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
Tract 2D/E	150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
Tract 2F	20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units

Development Area #3:

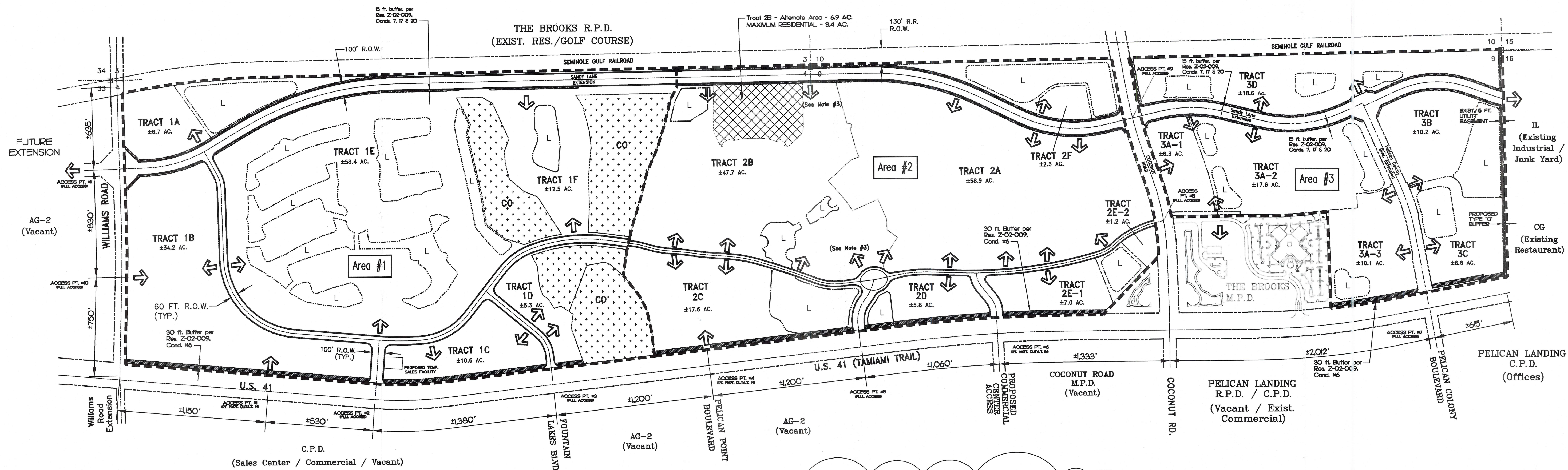
Tract 3A-1 thru 3	60,000 s.f. Retail / 130,000 s.f. Office / 150 Room Hotel
Tract 3B	250 M.F. DU's
Tract 3C	40,000 s.f. Retail / 30,000 s.f. Office / 150 Room Hotel
Tract 3D	250 M.F. DU's

4.) PROJECT PHASING:

	M.F. / A.L.F. (UNITS)	RETAIL (SQ.FT.)	COMM. (SQ.FT.)	OFFICE (SQ.FT.)	HOTEL (ROOMS)
--	-----------------------	-----------------	----------------	-----------------	---------------

2001 - 2006 1,450* 1,800,000 300,000 350

*M.F. / A.L.F. UNITS MAY BE REPLACED WITH S.F. / T.F. / T.H. / DUPLEX USES SO LONG AS THE TOTAL NO. OF PEAK HOUR VEHICULAR TRIPS GENERATED BY THE DEVELOPMENT IS NOT INCREASED AND APPROVAL IS OBTAINED IN ACCORDANCE WITH RESOLUTION Z-02-009.



5.) CONCEPTUAL OPEN SPACE (Tract 2B Alternate Plan):

a.) REQUIRED (per L.C.L.D.C.):*

Development Area #1:

(LESS Sandy Lane Ext. & Tracts 1E & 1F)	129.8 Ac. x 30%	± 38.9 Ac.
(Tracts 1E & 1F)	70.9 Ac. x 40%	± 28.4 Ac.

Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:

(LESS Sandy Lane Ext. & Resid. Area)	158.4 Ac. x 30%	± 47.5 Ac.**
(Residential Area)	9.2 Ac. x 40%	± 3.7 Ac.

Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:

(LESS Sandy Lane Ext. & Resid. Area)	161.8 Ac. x 30%	± 48.5 Ac.**
(Residential Area)	5.8 Ac. x 40%	± 2.3 Ac.

Development Area #3:

(LESS Sandy Lane Ext. & Tracts 3B & 3D)	59.5 Ac. x 30%	± 17.9 Ac.
(Tract 3B & 3D)	29.1 Ac. x 40%	± 11.6 Ac.

Total Open Space Required [ALT 1]:	±148.0 Ac.
Total Open Space Required [ALT 2]:	±147.6 Ac.

*The % of Open Space may vary depending upon the ultimate land uses.

**Includes Residential above Commercial uses.

b.) PROVIDED (per L.C.L.D.C.):

Prop. Lake Areas (@ ≤ 25.0% of 148.0 Ac.)	± 37.0 Ac.
Prop. Conservation Areas	± 33.4 Ac.

Development Area #1:

Commercial Development (Tracts 1A – 1D)	56.8 Ac. x 19.63%	± 11.1 Ac.
Residential Development (Tracts 1E & 1F)	70.9 Ac. x 30%	± 21.3 Ac.
	Sub-total	± 32.4 Ac.

Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:

Commercial Development (Tracts 2A – 2F)	131.3 Ac. x 19.52%	± 25.6 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60%	± 1.4 Ac.
Residential Development (Tracts 2B)	3.4 Ac. x 23.5%	± 0.8 Ac.
	<u>Sub-total</u>	<u>± 27.8 Ac.</u>

Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:

Commercial Development (Tracts 2A – 2F)	134.7 Ac. x 19.52%	± 26.3 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60%	± 1.4 Ac.
	Sub-total	± 27.7 Ac.

Development Area #3:

Commercial Development Tracts (Tracts 3A-1 thru -3 & 3C)	42.4 Ac. x 20.5%	± 8.7 Ac.
Residential Development (Tracts 3B & 3D)	29.1 Ac. x 30%	± 8.7 Ac.
	Sub-total	± 17.4 Ac.

Total Open Space Provided [ALT 1]:	*** ±148.0 Ac.
Total Open Space Provided [ALT 2]:	*** ±147.8 Ac.

6.) INDIGENOUS OPEN SPACE:

DUE TO THE EXISTING AGRICULTURAL LAND USE AND THE EXTENT OF MELALEUCA INVASION WITHIN THE REMAINING FORESTED AREAS, NO INDIGENOUS OPEN SPACE IS REQUIRED.

7.) NOTES:

- Locations / configurations of proposed land uses, such as lakes, conservation areas, roadways and open space are conceptually shown and subject to change during final design / permitting.
- The subdivision of proposed commercial tracts 1B and 2A for abutting principal buildings is subject to L.D.C. Sec. 34-2221(1)a.
- Internal access will be provided to allow through traffic between US 41 and Sandy Lane Extension.

LEGEND

	PROPERTY BOUNDARY
	ROAD R.O.W. LINE
	CONSERVATION AREAS
	PROPOSED LAKE
	CONCEPTUAL ACCESS POINT
	ADJACENT ZONING / LAND USE

APPROVED
Amendment to
Master Concept Plan
Subject to Case #ADD 2006-00024
Date 3-10-06

RECEIVED
MAR 03 2006

PRINTED
MAR 03 2006
HOLE MONTES

ADD 2006-00024

SCALE: 1" = 400'

ATTACHMENT "A"

COCONUT POINT M.P.D.
MASTER CONCEPT PLAN
EXHIBIT IV-E

DESIGNED: E.M.C. DATE: 08/16/05
DRAWN: C.R.B. DATE: 08/16/05
CHECKED: N.E.D. DATE: 08/19/05
VERT. SCALE: 1" = 400'

DRAWING NO. 9779B_MCP8
PROJECT NO. 97.79-B
SHEET NO. 1 of 1

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (941) 985-1200
Professional Registration No.1772
Naples - Fort Myers - Venice - Englewood

HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

REVISIONS	NUMBER	DATE
Added Access Pt. for Tract 3A-1	1	11/16/05
Revised for Administrative Amendment #8 Tract 3D	2	11/16/05
Revised for Admin. Amendment ADD2005-00080	3	09/22/05
Revised for Administrative Amendment Submittal	4	02/04/05
Revised for Administrative Amendment Submittal	5	08/25/04
Revised for Administrative Amendment Submittal	6	05/19/04
Revised for Administrative Amendment Submittal	7	02/27/04
Revised per County Attorney's Office Memo	8	12/09/02
Revised Tracts / O.S. Colcs / Permitted Uses	9	12/16/01
Revised per County Staff 1st R.A.L.	10	03/09/01