

FINAL P.U.D. APPROVAL

LEE COUNTY, FLORIDA

WHEREAS, E. Bruce Lawson of Wilson, Miller, Barton, Soll and Peek, Inc. authorized representative of Breckenridge, Ltd., has filed an application for administrative final P.U.D. approval for a portion of a project known as Breckenridge, on property located in Estero, off U.S. 41 South, described more particularly as:

LEGAL DESCRIPTION (of entire "recreation area" parcel): In Section 29, Township 46 South, Range 25 East, Lee County, Florida:

Parcel "A"

Commencing at the Northeast corner of said Section 29; THENCE S.00°46'20"E. (basis of bearings from deed recorded in Official Record Book 1515, page 62, of the Public Records of Lee County, Florida) along the East line of said Section 29 for 405.50 feet to the POINT OF BEGINNING of herein described parcel; THENCE continue S.00°46'20"E. for 290.00 feet; THENCE S.89°13'40"W. leaving said East line for 420.00 feet; THENCE S.34°13'40"W. for 160.45 feet; THENCE S.75°43'12"W. (a radial line) for 121.38 feet to the East Right-of-way line of Breckenridge Drive (60 feet wide) and a non-tangent curve; THENCE Northwesterly along said East line and along the arc of the curve concave to the Southwest (radius = 310.00 feet, interior angle = 43°17'03", chord bearing and distance = N.35°55'19"W., 228.66 feet) for 234.19 feet to a point of reverse curvature; THENCE Northwesterly and Northeasterly along the arc of the curve concave to the East (Radius = 230.00 feet, interior angle = 103°41'26", chord bearing and distance = N.05°43'07"W., 361.72 feet) for 416.24 feet to a point of tangency; THENCE N.46°07'35"E. for 144.96 feet to a point of curvature; THENCE Northeasterly along the arc of the curve concave to the Northwest (radius = 275.00 feet, interior angle = 19°59'51", chord bearing and distance = N.36°07'39"E., 95.49 feet) for 95.98 feet to a non-tangent line; THENCE S.15°57'41"E. leaving aforesaid East right-of-way line of Breckenridge Drive for 103.80 feet; THENCE S.60°43'33"E. for 85.90 feet; THENCE N.59°59'53"E. for 96.98 feet; THENCE N.80°25'48"E. for 101.12 feet; THENCE N.82°33'05"E. for 81.15 feet; THENCE S.19°22'18"E. for 213.17 feet; THENCE N.89°13'40"E. for 195.00 feet to the POINT OF BEGINNING. Containing 8.60 acres, more or less.

Parcel "B"

Commencing at the Northeast corner of said Section 29; THENCE S.00°46'20"E. (basis of bearings from Deed recorded in Official Records Book 1515, Page 62 of the Public Records of Lee County, Florida) along the East line of said Section 29 for 695.50 feet to the POINT OF BEGINNING; THENCE continue S.00°46'20"E. for 335.00 feet; THENCE S.89°13'40"W. leaving said East line for 185.00 feet; THENCE N.78°46'20"W. for 175.00 feet; THENCE S.81°13'40"W. for 286.91 feet to the East right-of-way line of Breckenridge Drive (60 feet wide) and a non-tangent curve; THENCE Northerly along said East line and along the arc of a curve concave to the West (radius = 310.00 feet, interior angle = 33°34'19" chord bearing and distance = N.02°30'22"E., 179.06 feet) for 181.64 feet to a point of non-tangency; THENCE N.75°43'12"E. along a radial line, leaving said East right-of-way line for 121.38 feet; THENCE N.34°13'40"E. for 160.45 feet; THENCE N.89°13'40"E. for 420.00 feet to the POINT OF BEGINNING. Containing 4.12 acres, more or less.

WHEREAS, the Lee County Zoning Ordinance provides, in Section 484.D.3.f, than an applicant holding a valid preliminary P.U.D. plan may elect to seek final P.U.D. approval through the administrative mechanism established for other "planned developments" in Section 804.03.J; and

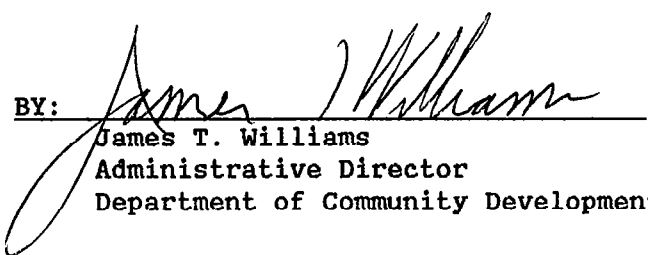
WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the preliminary P.U.D. approval granted in Resolution ZAB-85-129.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the applicant's three-page final P.U.D plan, a reduced copy of which is attached and designated as Site Plan 89-002, is approved, and the applicant may proceed to obtain final site plan approval through the review processes applicable to all development in Lee County. This approval does not waive any development regulations of Lee County, and is subject to the following requirement:

- (a) Approval is limited to the area designated on the Breckenridge Recreational Facilities Master Plan, prepared by Wilson, Miller, Barton, Soll & Peek, Inc., Project #1112, dated June 1989 and stamped received June 9, 1989.

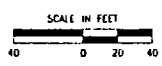
DULY SIGNED this 17 day of July, A.D., 1989.

BY:


James T. Williams
Administrative Director
Department of Community Development

WILSON, MILLER, BARTON, SOLL & PEEK, INC.
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
NAPLES, FLORIDA (813) 643-4545 • FORT MYERS, FLORIDA (813) 939-1020

NOTE: EXIST UTILITIES BASED ON
SOURCE, INC JOB NO 251-01-84



POSSIBLE FUTURE
RECREATIONAL FACILITIES

1. All elevations are referenced to the National Geodetic Vertical Datum 1989 (NGVD).
2. Contractor shall field verify location of all existing utilities.
3. Contractor shall notify the following utilities at least 14 days in advance to commencement of any underground work:
Florida Power & Light Company 9111333-8179
United Telephone Systems 8001542-0098
Florida Gas Company 9111261-7547
Palmer Colonization of South Florida 9111847-2566
4. Contractor shall retain on the work site copies of any permits necessary for construction.
5. Contractor shall notify Lee County Division of Transportation and Engineering a minimum of 24 hours before each of the following phases of construction is ready for the required inspections:
 - a. Riser, sewer pipe after placement and before backfilling;
 - b. Headwall footings;
 - c. Subgrade;
 - d. Bases;
 - e. Manholes;
 - f. Surface;
 - g. Final.
6. Limerock and Rebarbed Buregard to extend 1 foot beyond end of pavement unless shown otherwise.
7. Contractor shall promptly report all field changes to the Engineer.
8. Contractor shall clear all excavation and fill areas, actual limits of clearing shall be determined in the field by Engineer at all times.
9. Contractor shall remove all stumps and other unsuitable material from fill areas prior to placement of fill. All material to be removed from the site shall be removed from the site or removed from fill areas shall be stockpiled at the approved project as determined by Engineer.
10. Contractor shall seed and mulch all disturbed areas.
11. Storm sewers and sanitary sewers pipe lengths are measured from center of structures and manholes, from face of headwall.
12. Site grading may be adjusted in field by Engineer.
13. The predevelopment grade line depicted on the plan and shown on the sheets is used as predevelopment topographic information and does not necessarily reflect the current condition of the site.
14. All station and off-set are referenced to the construction line at all times.

A	= BUILDING AREA	= 6,881 SF
CC	= CONSTRUCTION TYPE COEFFICIENT	= 1.5
HC	= HAZARD OCCUPANCY COEFFICIENT	= 0.75 (LIGHT)
SC	= SPRINKLER COEFFICIENT	= 1.0 (NO SPRINKLERS)

PROVIDED AT NEAREST HYDRANT 2,150 GPM ON MARCH 1, 1989

Zoning Information
Zoning Classification: F.U.D.

REQUIRED

4001/300	-	23 Spaces
5 spaces per court		
6 courts = 5	-	30 Spaces
TOTAL		53 Spaces

Regular	61 Spaces
Handicap	4 Spaces
TOTAL	65 Spaces

TRAFFIC IMPACT STATEMENT
RECREATION FACILITIES ARE FOR RESIDENTS
USE, NO OFF-SITE IMPACTS ANTICIPATED.

APPROVED
PRINTED



1. All trees are to be a minimum of six (6) feet overall height at the time of planting and shall meet the requirements of D.S.O. Section C.S.II.(11)(a).
2. All poles are to measure six (6) feet minimum from ground level to base of canopy at time of planting.
3. All plant species shall conform to the standards for planting in a "Greenbelt" as set forth in the "Nursery Plants" 1973 and "Grasses and Standards for Nursery Plants", 1973, published by the Department of Agriculture and Consumer Services, Tennessee.
4. Newly landscaped areas shall be irrigated.
5. Single trunk poles which normally require a height of twenty (20) feet or greater, may be substituted for species of the same height in "Canopy of Shade".
6. All plant material is to be watered thoroughly at the time of planting.
7. No trees or shrubs are to be placed within the five (5) foot buffer zone.
8. All shrubs shall be a minimum height of eighteen (18) inches overall height at the time of planting.
9. Shrubs used in buffer areas shall be species which normally attain a minimum height of six (6) feet.

BUFFERING REQUIREMENTS

NOTES:

1. Type "a" applied required where recreational tract is adjacent to roadway or off-site property.
2. No buffer required where recreational tract is adjacent to lake, estuary preserve or future internal development tracts.
3. Any times saved within buffer areas or parking landscapes and other areas shall be used to offset total required in accordance with OSM Section C.S.F.(4).
4. Trees selected to meet parking area requirements shall be those species which can be anticipated to obtain a total height of 15 feet within 10 years.
5. No trees or shrubs to be located within utility easement or fire access lanes.
6. Trees selected shall be 75% indigenous species and shrubs selected shall be 50% indigenous species of the total number required for buffer and landscape requirements.

Minimum Buffer Requirements Tables

Buffer Location	Buffer Type	Length	Shrubs Required	Trees Required	Tree Credits
Breckenridge Dr.	"8"	1073	194	54	140
Adjacent Property	"8"	515	95	27	81

General Landscape Requirements

$$0.17 \text{ Ac} = 41,560 \text{ (BF/AC) / 5000 SF} = 71 \text{ Trees}$$

Parking Area Landscape Requirements

Parking Area 22,560 SF
 Required Landscape Area (10%) 2,256 SF
 Provided Landscape Area 3,440 SF
 Required Trees 1,250 SF of Required Landscape Area
 2256 SF 250 sf = 10 Trees

EXISTING SITE CONDITIONS

* J C F C 1 - NO 414. OTHER PINES
 F L U C F C 3 - NO 424. MELALEUCA
 F L U C F C 3 - NO 524. LAKES LESS THAN 10 ACRES

EXISTING SOIL CONDITIONS

U S D A SOIL SURVEY OF LEE CO, FL - NO 13 POMPANO FINE SAND
U S D A SOIL SURVEY OF LEE CO, FL - NO 14 VALHALLA FINE SAND
U S D A SOIL SURVEY OF LEE CO, FL - NO 28 IMMOKALEE SAND

OFFICIAL PLAIN SPECIES

[illegible]

NOTE: Species of plants used to satisfy U.S.C. requirements shall be selected from this list 75% of trees used shall be of indigenous varieties and 15% of shrubs used shall be of indigenous varieties.



JUN 9 1985

WILSON, MILLER, MARTIN,

TITLE BRECKENRIDGE RECREATIONAL FACILITIES			WILSON • MILLER • BARTON • SOLL & PECK, INC. ENGINEERS, PLANNERS & LAND SURVEYORS FORT MYERS FLORIDA		
PROFILE & DETAILS			DRAWN BY: <u>AMH</u> PROJECT NO. <u>1112</u> CHECKED BY: <u>EL</u> HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 2'		
NO.	REVISIONS	DATE	BK PG DATE: <u>JUNE 1969</u> FILE NO. <u>D-112-4</u> SHEET <u>3</u> OF <u>8</u>		