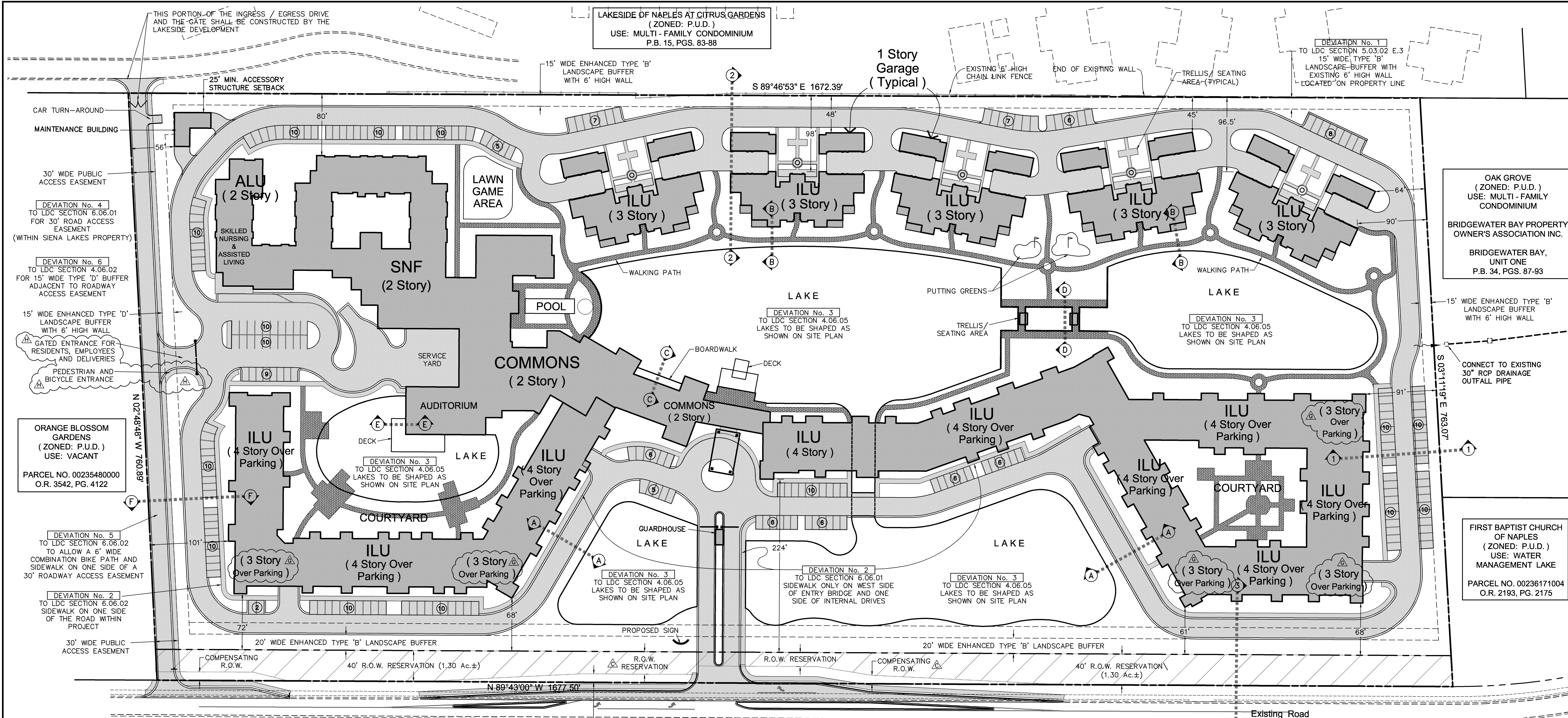


H:\2007\20071115\JON\EXHIBITS\ZONING\CS MAPS\CCPC\Map01H.dwg Tab: C-L_PUD Dec 03, 2009 - 11:41am Plotted by: amberjensen



LAND USE SUMMARY

	AREA (Ac.±)	PERCENT
BUILDINGS	6.90 ±	23.6 % ±
ACCESS EASEMENT	0.50 ±	1.7 % ±
INTERNAL ROADWAYS / PARKING	6.11 ±	20.9 % ±
(DOES NOT INCLUDE PARKING UNDER BUILDINGS)		
SIDEWALKS / WALKWAYS	2.50 ±	8.5 % ±
(INCLUDES 1.15 Ac. OF AMENITY WALKWAYS)		
LAKES	5.18 ±	17.7 % ±
OPEN SPACE	8.06 ±	27.6 % ±
TOTAL	29.25 ±	100.0 %

* OVERALL OPEN SPACE CALCULATION:
OPEN SPACE + LAKES + AMENITY WALKWAYS /
TOTAL AREA LESS 30' WIDE PUBLIC ACCESS EASEMENT
(8.06 Ac. + 5.18 Ac. + 1.15 Ac.±) = 14.39 Ac. / (29.25 Ac. - 0.50 Ac.) = 28.75 Ac.
14.39 Ac. / 28.75 Ac. = 50.0 %

* NOTE THAT THE OVERALL OPEN SPACE CALCULATION IS BASED ON THE TOTAL PROJECT AREA
LESS THE 30' WIDE PUBLIC ACCESS EASEMENT PROVIDED FOR THE LAKESIDE DEVELOPMENT

PARKING SUMMARY

LIVING UNIT TYPE	# UNITS / BEDS	PARKING REQUIREMENTS	PARKING SPACES REQUIRED
INDEPENDENT LIVING UNITS (ILU)	340	1.0 / UNIT	340
ASSISTED LIVING UNITS (ALU)	20	0.75 / UNIT	15
NURSING CARE AND MEMORY CARE	60	2 SPACES / 5 BEDS	24

TOTAL PARKING SPACES REQUIRED 379
TOTAL PARKING SPACES PROVIDED 608

DEVELOPMENT NOTES and STANDARDS

- A. NO PRESERVE AREA IS SHOWN, NO PRESERVE AREA IS REQUIRED
- B. TO SUPPLEMENT THE PROPOSED BUFFER, AT LEAST 20 EXISTING PALMS AND NATIVE TREES SHALL BE RELOCATED INTO PROPOSED BUFFER AREAS TO MEET THE 25% NATIVE VEGETATION PRESERVATION REQUIREMENTS AS IDENTIFIED IN THE INDIGENOUS TREE AND PALM SURVEY PREPARED BY SOUTHERN BIOMES.
- 30 % OVERALL OPEN SPACE IS REQUIRED
OPEN SPACE INCLUDING LAKES = 50.0 % ±
- MAXIMUM BUILDING HEIGHT (ZONED) = 53 FEET
MAXIMUM BUILDING HEIGHT (ACTUAL) = 60 FEET
- MAXIMUM FLOOR AREA - 0.60 NOT INCLUDING PARKING UNDER BUILDINGS
- TOTAL NUMBER OF UNITS = 420 UNITS
340 INDEPENDENT UNITS
20 ASSISTED LIVING UNITS
45 SKILLED NURSING UNITS
15 MEMORY CARE UNITS

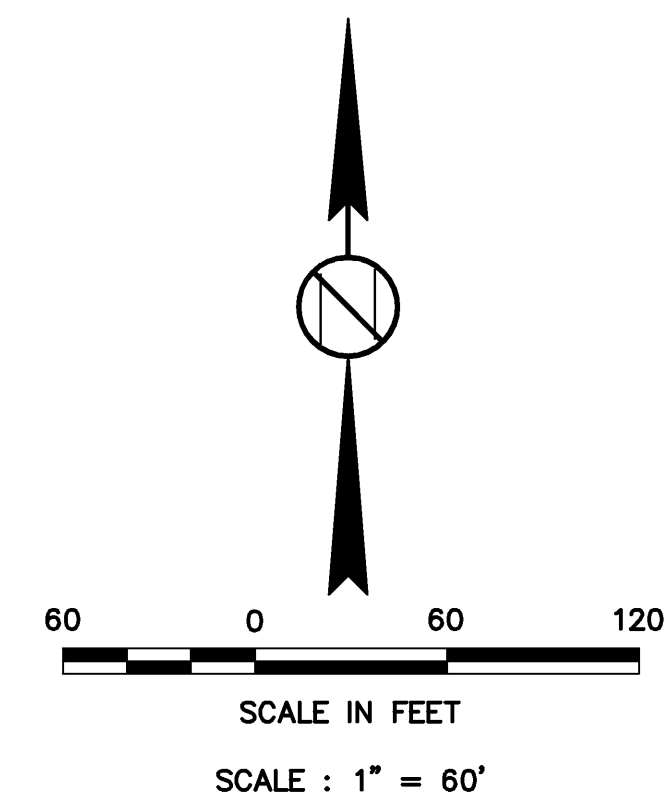
LONE OAK
(ZONED: P.U.D.)
USE: SINGLE FAMILY HOMES
[WALDEN OAKS]
P.B. 25, PGS. 84-87 &
P.B. 25, PGS. 88-89

NOTES :










- THIS C.P.U.D. MASTER PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO MINOR DESIGN MODIFICATIONS.
- SEE EXHIBITS C-2 AND C-3 FOR LANDSCAPE BUFFER NOTES AND CALCULATIONS

LEGEND

ALU	ASSISTED LIVING UNITS
FP&L	FLORIDA POWER & LIGHT EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
ILU	INDEPENDENT LIVING UNITS
SNF	SKILLED NURSING FACILITY
NUMBER 1	ILLUSTRATED ELEVATION (EXHIBIT C-3)
LETTER A	GENERAL CROSS SECTION (EXHIBIT C-4)
	DENOTES R.O.W. RESERVATION



ENGINEER: W. TERRY COLE, P.E. LICENSE No. 42347

	WALL ALONG SOUTH BUFFER, BLDG HEIGHTS, LABELS	10/09	 ADD PED./ BICYCLE ENTRANCE, RELABELLED BUILDING HEIGHTS 12/09
	REDUCED BUILDING HEIGHT WHERE SHOWN	10/09	
	REVERSED SITE PLAN PER PLANNING COMMISSION	08/09	
	ADDED WEST SIDE ACCESS ROADWAY AND MODIFIED DEVIATIONS	05/09	
	ADD COMPENSATING R.O.W./DELETE SERVICE DRIVE RIGHT TURN LANE	05/09	
	REVISED AND UPDATED	03/09	SIENA LAKE
	REVISED AND UPDATED	02/09	
	REVISIONS	DATE	

SIENA LAKES

DESIGNED BY W.T.C./JON	DATE 08/09
DRAWN BY JON	DATE 08/09
CHECKED BY W.T.C.	DATE 08/09
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 60'

HM
HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

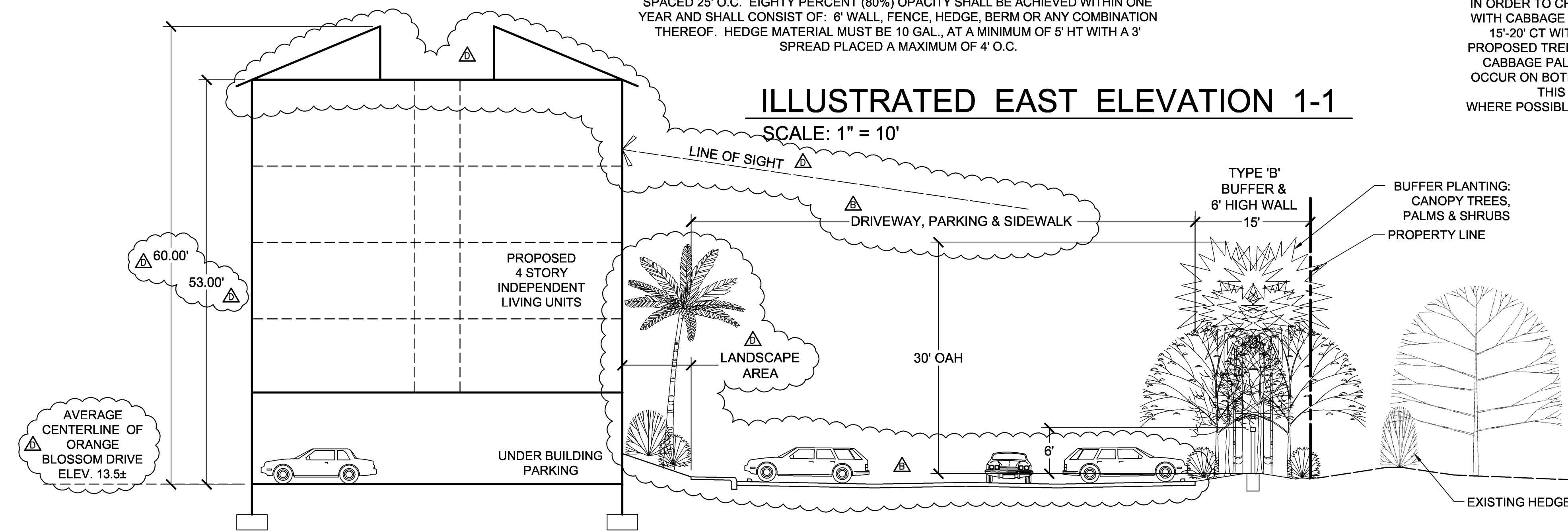
P.U.D. MASTER PLAN
EXHIBIT C-1

REFERENCE NO. CCPCMP01E	DRAWING NO. 4600-1
PROJECT NO. 2007.115	SHEET NO. 1 OF 5
DATE	

NOTE #1:
A TYPE 'B' BUFFER IS A 15' WIDE LANDSCAPE AREA WHICH SHALL INCLUDE TREES SPACED 25' O.C. EIGHTY PERCENT (80%) OPACITY SHALL BE ACHIEVED WITHIN ONE YEAR AND SHALL CONSIST OF: 6' WALL, FENCE, HEDGE, BERM OR ANY COMBINATION THEREOF. HEDGE MATERIAL MUST BE 10 GAL., AT A MINIMUM OF 5' HT WITH A 3' SPREAD PLACED A MAXIMUM OF 4' O.C.

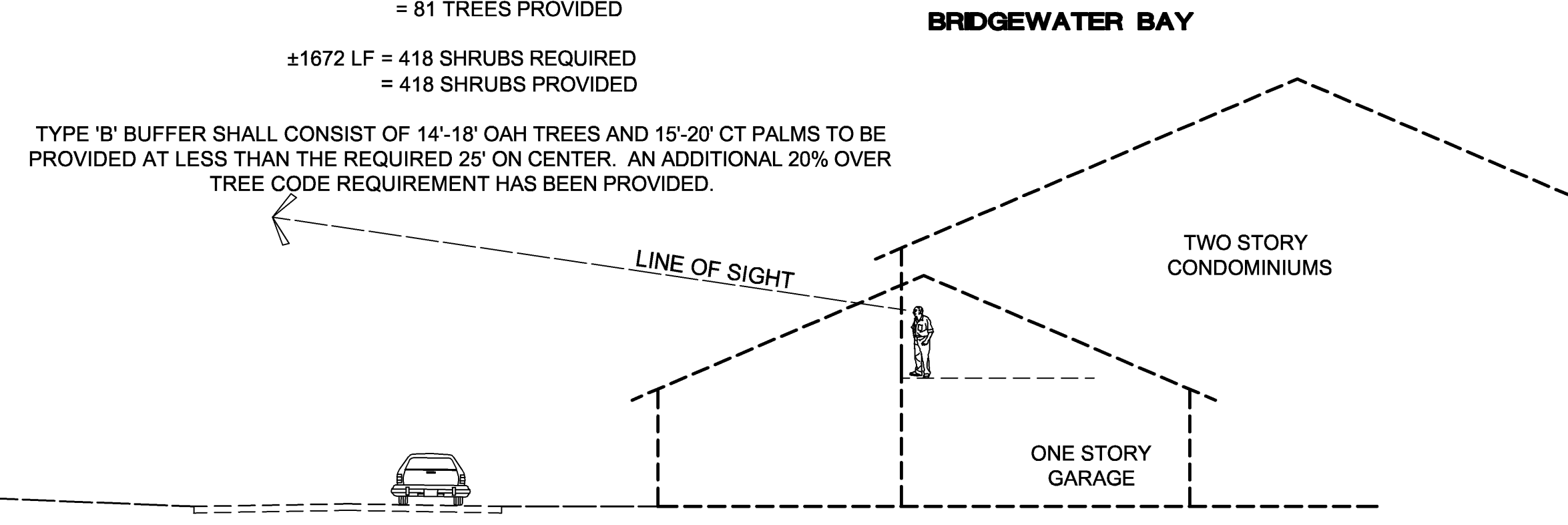
ILLUSTRATED EAST ELEVATION 1-1

SCALE: 1" = 10'



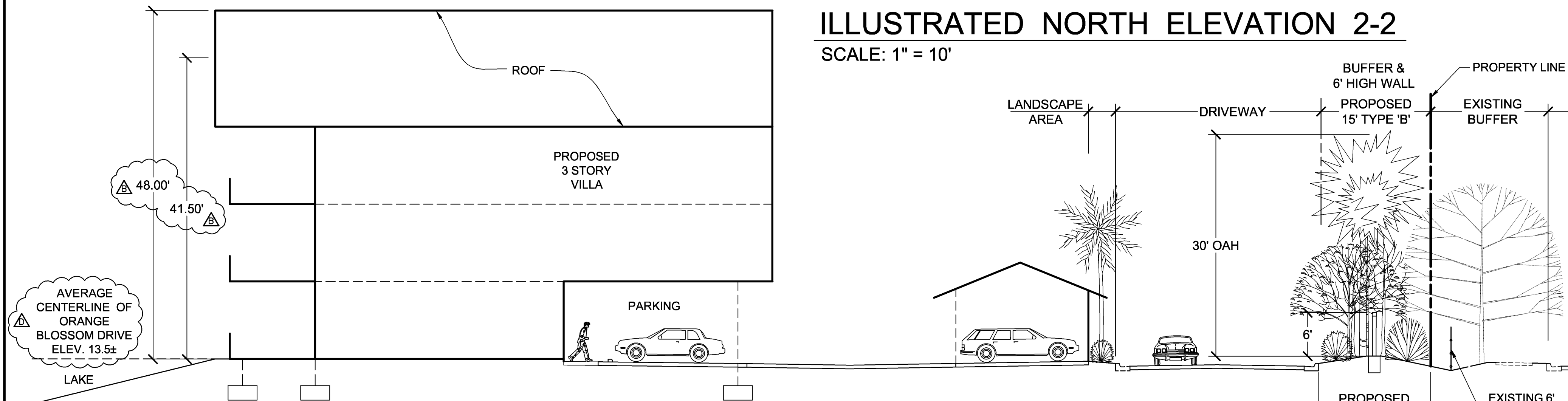
NOTE #2:
PROPOSED BUFFERS
IN ORDER TO CREATE AN EFFECTIVE LINE OF SIGHT BUFFER, PROPOSED CANOPY TREES SHALL BE INSTALLED AT 16'-18' OAH, INTERSPERSED WITH CABBAGE PALMS AND SLASH PINES FOR ADDITIONAL HEIGHT. THE CABBAGE PALMS WOULD BE INSTALLED AT STAGGERED HEIGHTS OF 15'-20' CT WITH AN ADDITIONAL 10' OF CROWN. THE SLASH PINES WOULD BE INSTALLED, ALSO STAGGERED, AT HEIGHTS OF 14'-18' OAH. PROPOSED TREE PLANTINGS WOULD BE INSTALLED AT LESS THAN THE REQUIRED 25' MAXIMUM SPACING ALLOWING FOR CLUSTERING OF THE CABBAGE PALMS AND SLASH PINES AND RESULTING IN QUANTITIES WHICH EXCEED THE MINIMUM CODE REQUIREMENT. PLANTINGS WILL OCCUR ON BOTH SIDES OF THE WALLS WITH REQUIRED PLANTINGS BEING INSTALLED ON THE RESIDENTIAL SIDE OF THE WALLS. IN THE END, THIS WOULD CREATE A STAGGERED, 'GREEN WALL' TO EFFECTIVELY SCREEN THE APPROXIMATELY 65' TALL BUILDINGS. WHERE POSSIBLE, EXISTING SPECIES IDENTIFIED ON THE TREE SURVEY SHALL BE RELOCATED ON-SITE. NATIVE SPECIES WILL BE RELOCATED PRIMARILY TO THE BUFFERS WHILE NON-NATIVE SPECIES WOULD ONLY BE RELOCATED ELSEWHERE.

TYPE 'B' BUFFER:
±1672 LF = 67 TREES REQUIRED (67 x .20 = 14)
= 81 TREES PROVIDED
±1672 LF = 418 SHRUBS REQUIRED
= 418 SHRUBS PROVIDED
TYPE 'B' BUFFER SHALL CONSIST OF 14'-18' OAH TREES AND 15'-20' CT PALMS TO BE PROVIDED AT LESS THAN THE REQUIRED 25' ON CENTER. AN ADDITIONAL 20% OVER TREE CODE REQUIREMENT HAS BEEN PROVIDED.

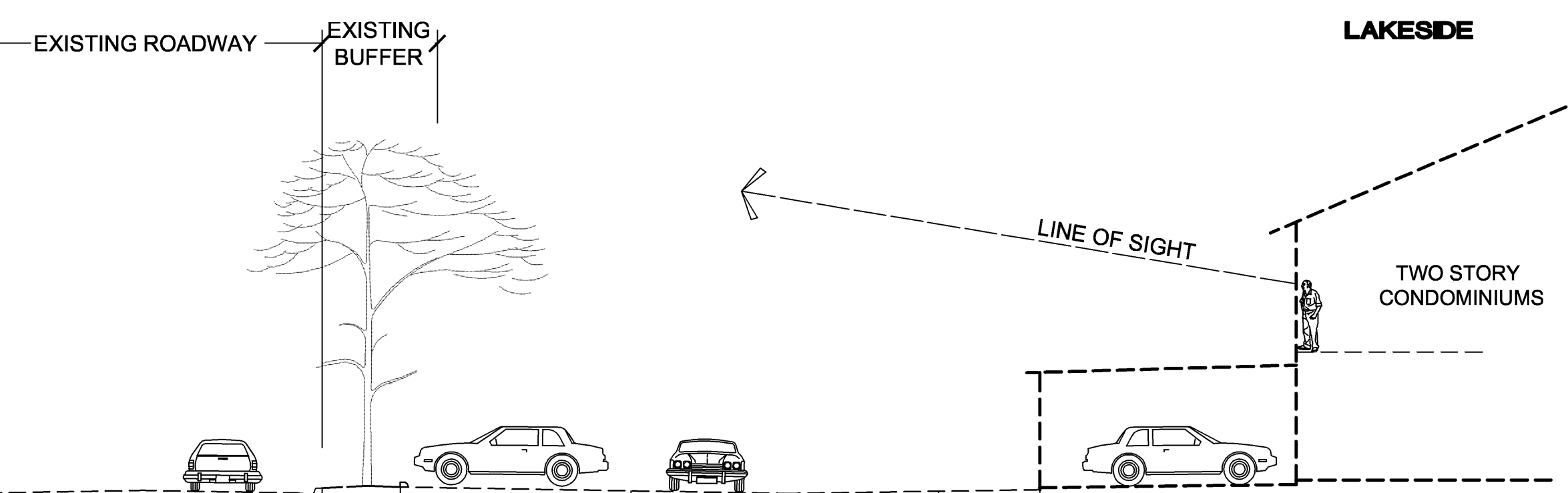


ILLUSTRATED NORTH ELEVATION 2-2

SCALE: 1" = 10'

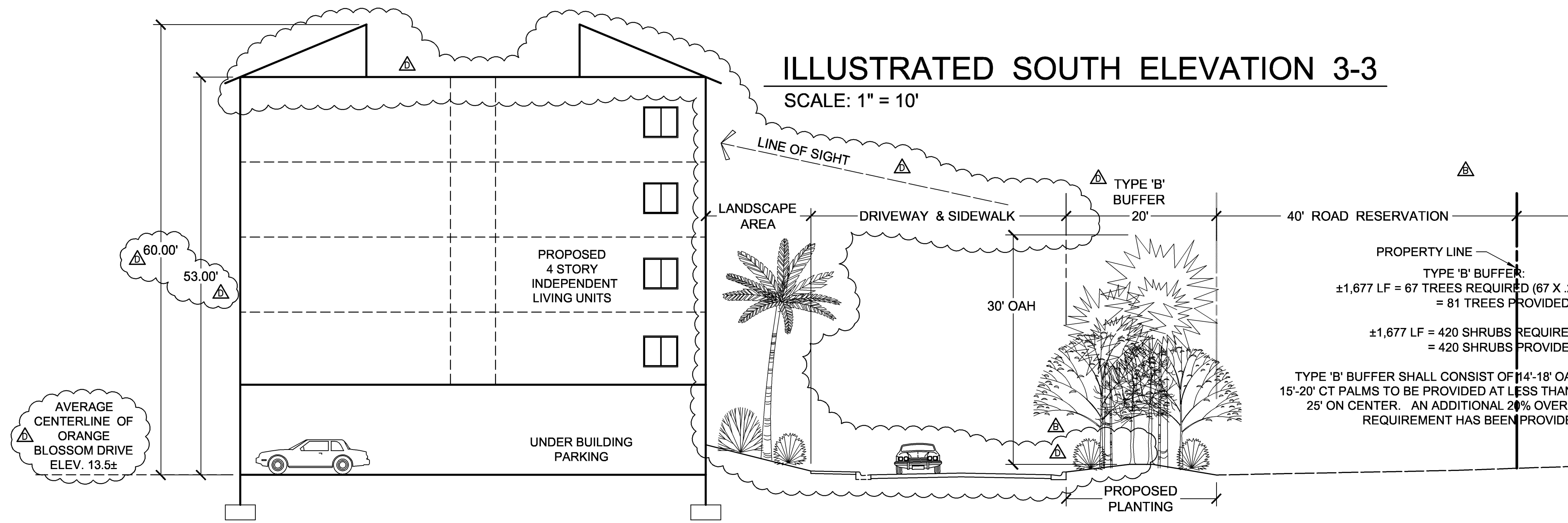


TYPE 'B' BUFFER:
±728 LF = 30 TREES REQUIRED (30 x .20 = 6)
= 36 TREES PROVIDED
±728 LF = 187 SHRUBS REQUIRED
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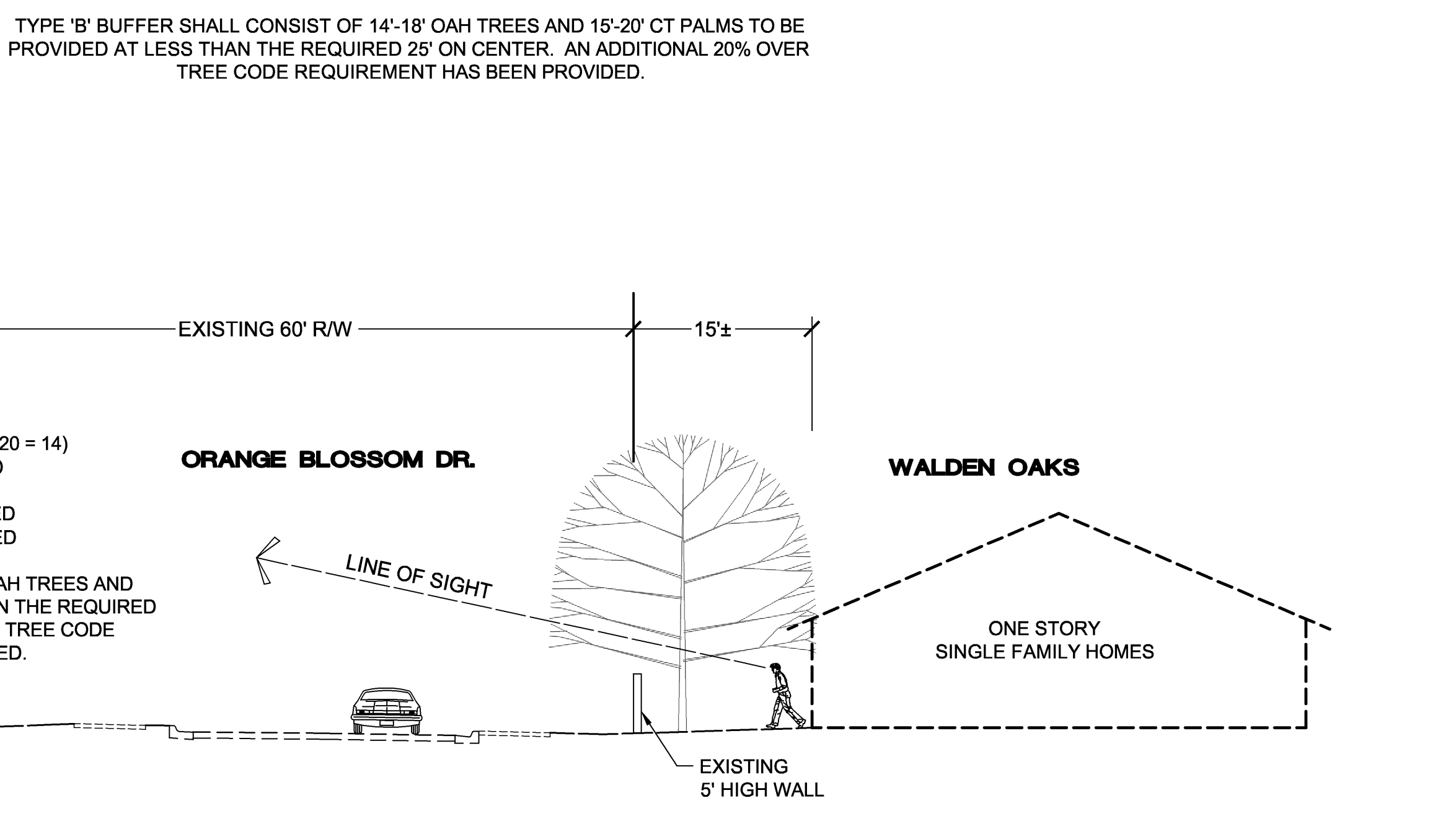


ILLUSTRATED SOUTH ELEVATION 3-3

SCALE: 1" = 10'



TYPE 'B' BUFFER:
±1,677 LF = 67 TREES REQUIRED (67 X .20 = 14)
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H:\2007\2007115\JMW EXHIBITS\ZONINGS\LCS MAPLES CCRC\2nd Planning Meeting with Hidas 2009-10\CCPCLA-EX C2.dwg Tab: C-2_SIGHT Oct. 30, 2009 -- 9:34am Plotted by: amber.jirguson

△	REVISED BUILDING HEIGHTS AND LABELS	10/09
△	REVISED BUILDING HEIGHTS AND LABELS	05/09
△	REVISED AND UPDATED	03/09
△	REVISIONS PER COLLIER COUNTY COMMENTS	2/09
LETTER	REVISIONS	DATE

Siena Lakes CCRC

DESIGNED BY D.R.A.	DATE 10/08
DRAWN BY D.M.S./et.al.	DATE 10/08
CHECKED BY W.T.C.	DATE 10/08
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 10'

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HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
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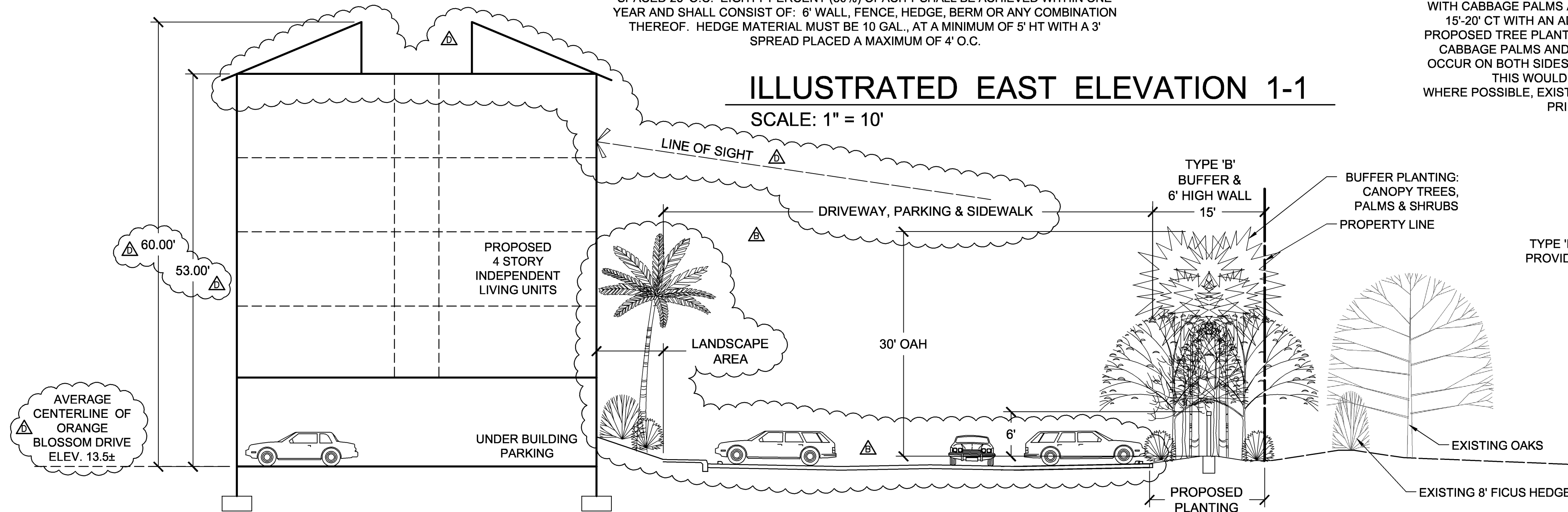
**LINE OF SIGHT
EXHIBIT C-2**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO. CCPCLA-EXC2	DRAWING NO. 4600-2
DATE	PROJECT NO. 2007.115	SHEET NO. 2 OF 5

NOTE #1:
A TYPE 'B' BUFFER IS A 15' WIDE LANDSCAPE AREA WHICH SHALL INCLUDE TREES SPACED 25' O.C. EIGHTY PERCENT (80%) OPACITY SHALL BE ACHIEVED WITHIN ONE YEAR AND SHALL CONSIST OF: 6' WALL, FENCE, HEDGE, BERM OR ANY COMBINATION THEREOF. HEDGE MATERIAL MUST BE 10 GAL., AT A MINIMUM OF 5' HT WITH A 3' SPREAD PLACED A MAXIMUM OF 4' O.C.

ILLUSTRATED EAST ELEVATION 1-1

SCALE: 1" = 10'



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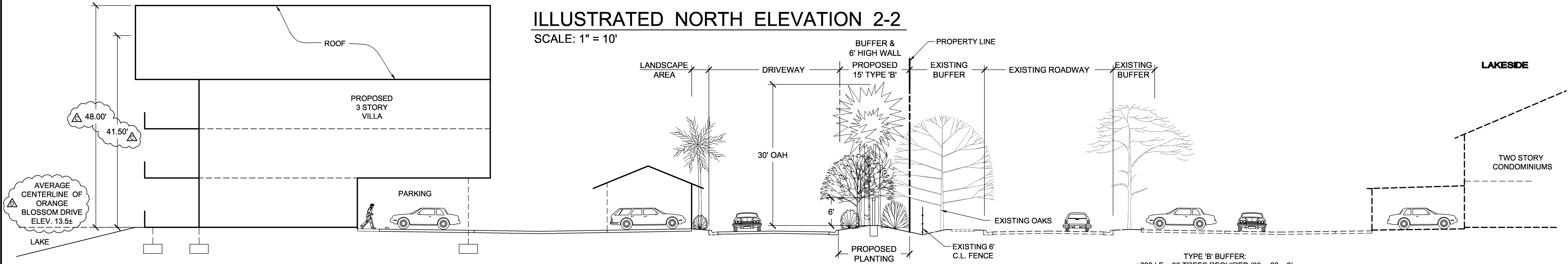
BRIDGEWATER BAY

TWO STORY CONDOMINIUMS

ONE STORY GARAGE

ILLUSTRATED NORTH ELEVATION 2-2

SCALE: 1" = 10'



BUFFER & 6' HIGH WALL
PROPOSED 15' TYPE 'B'

PROPERTY LINE

EXISTING BUFFER

EXISTING ROADWAY

EXISTING BUFFER

LAKESIDE

TWO STORY CONDOMINIUMS

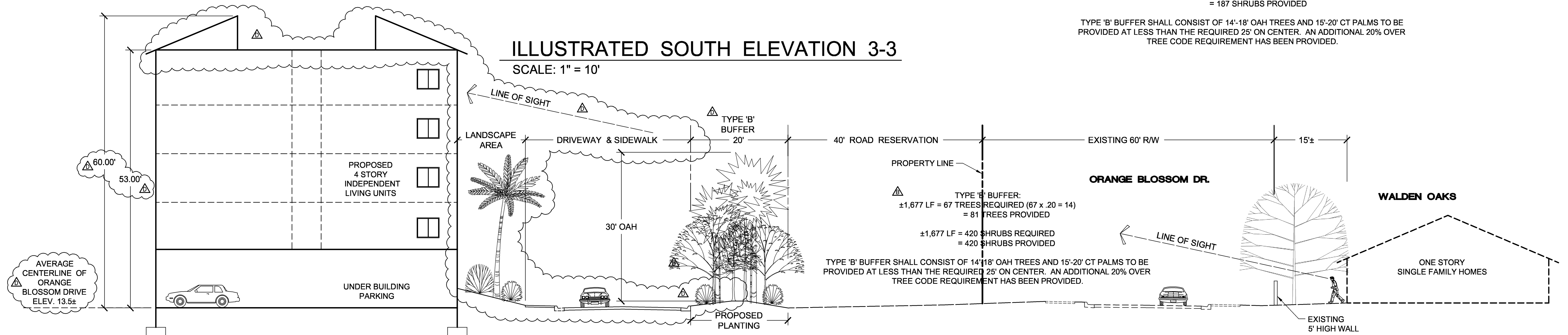
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ILLUSTRATED SOUTH ELEVATION 3-3

SCALE: 1" = 10'



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ORANGE BLOSSOM DR.

WALDEN OAKS

ONE STORY SINGLE FAMILY HOMES

EXISTING 5' HIGH WALL

H:\2007\2007115\JMW EXHIBITS\ZONING\LCS MAPLES CCRC\2nd Planning Meeting with Hidas 2009-10\CCPCLA-EX C3.dwg Tab: C-3_ELEVS Oct 30, 2009 - 9:38am Plotted by: amber.junguan

△	REVISED BUILDING HEIGHTS AND LABELS	10/09
△	REVISED BUILDING HEIGHT AND LABELS	05/09
△	REVISED AND UPDATED	03/09
△	REVISIONS PER COLLIER COUNTY COMMENTS	2/09
LETTER	REVISIONS	DATE

Siena Lakes CCRC

DESIGNED BY D.R.A.	DATE 10/08
DRAWN BY D.M.S./et.al.	DATE 10/08
CHECKED BY W.T.C.	DATE 10/08
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 10'

HM
HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

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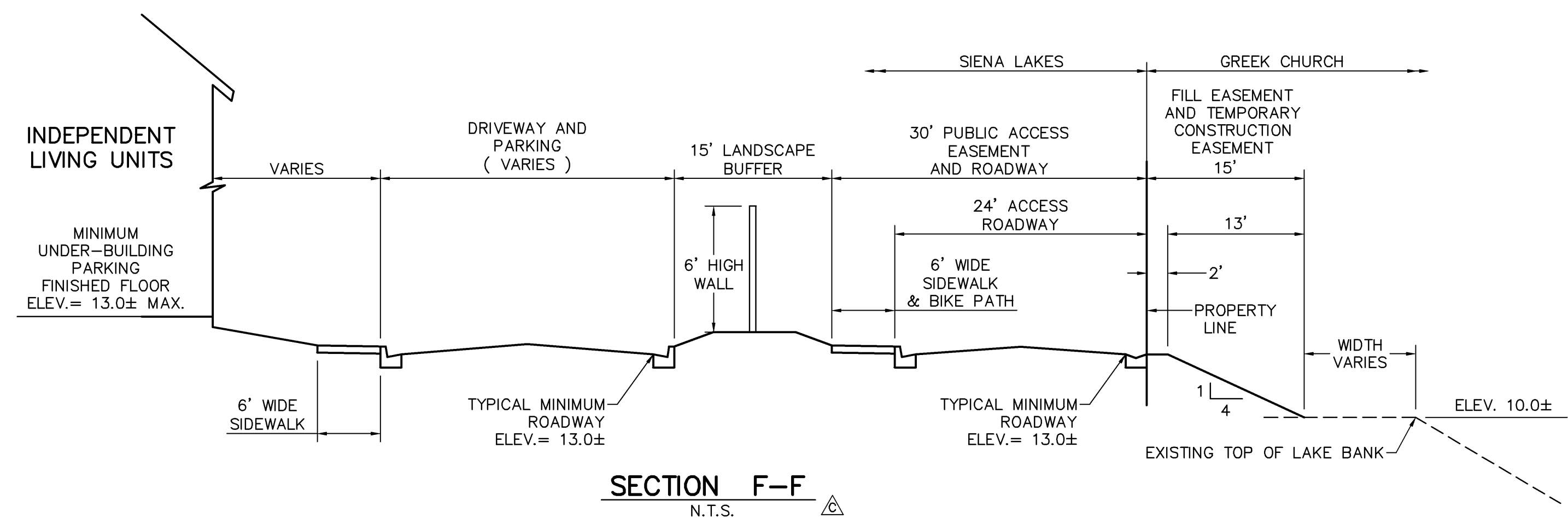
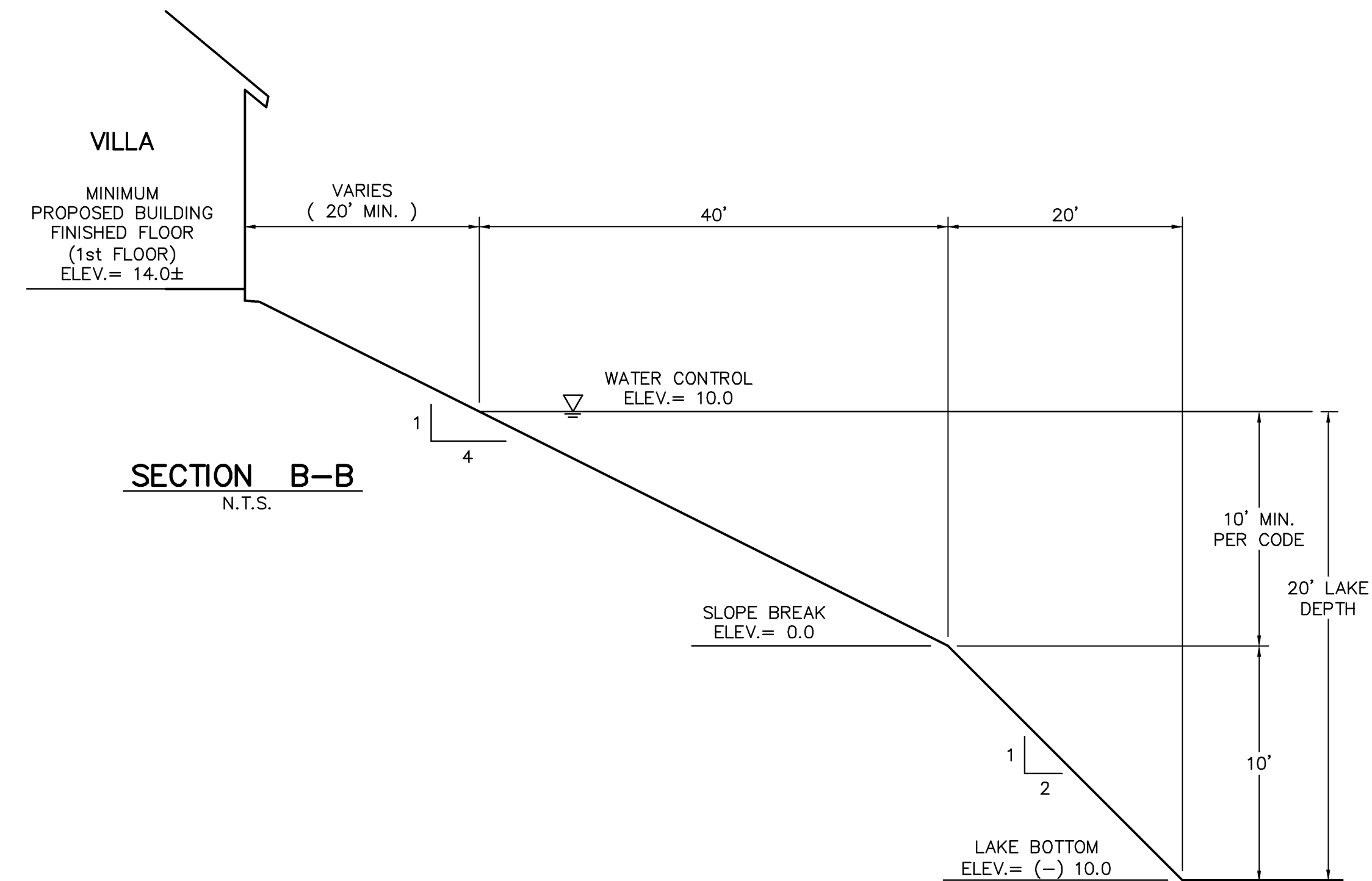
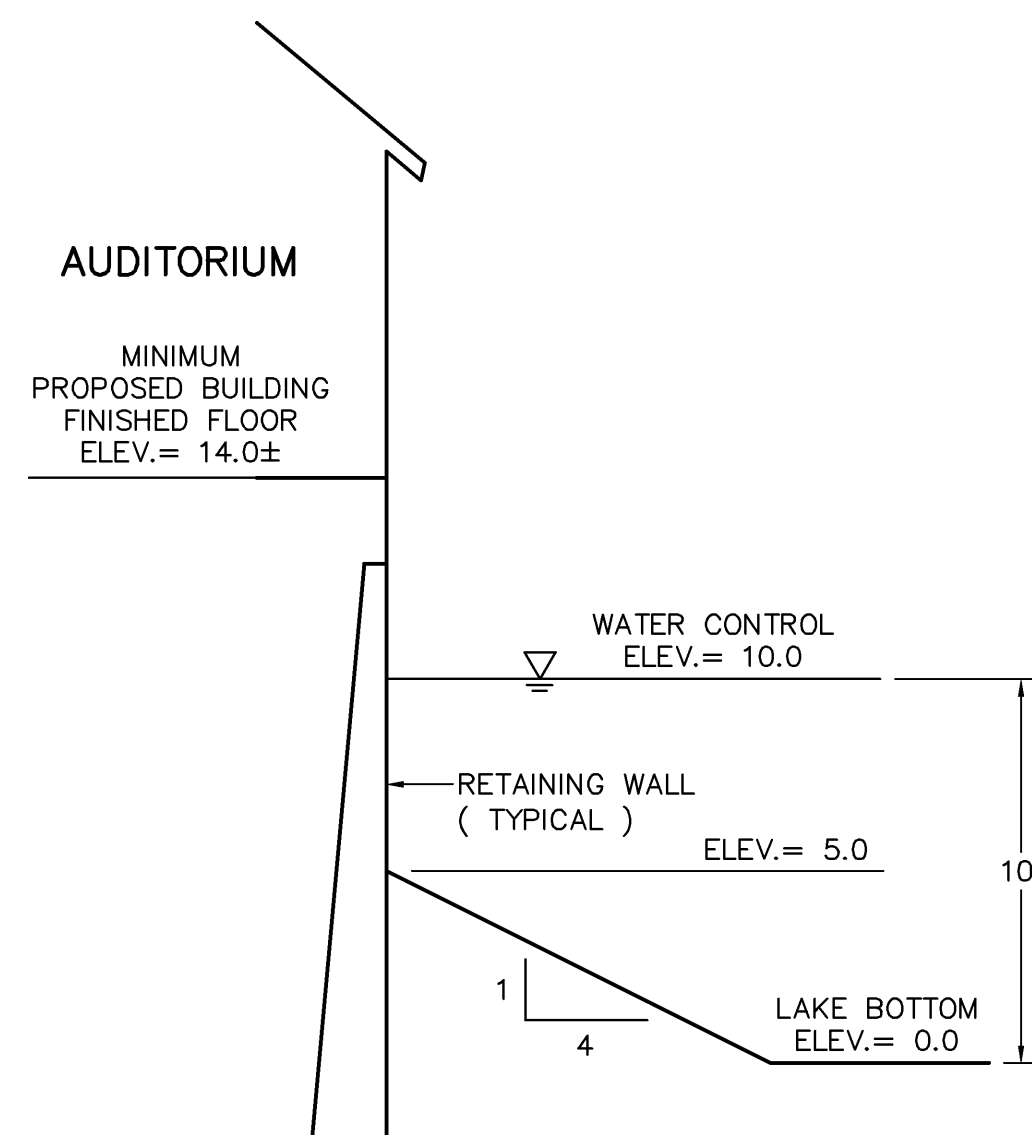
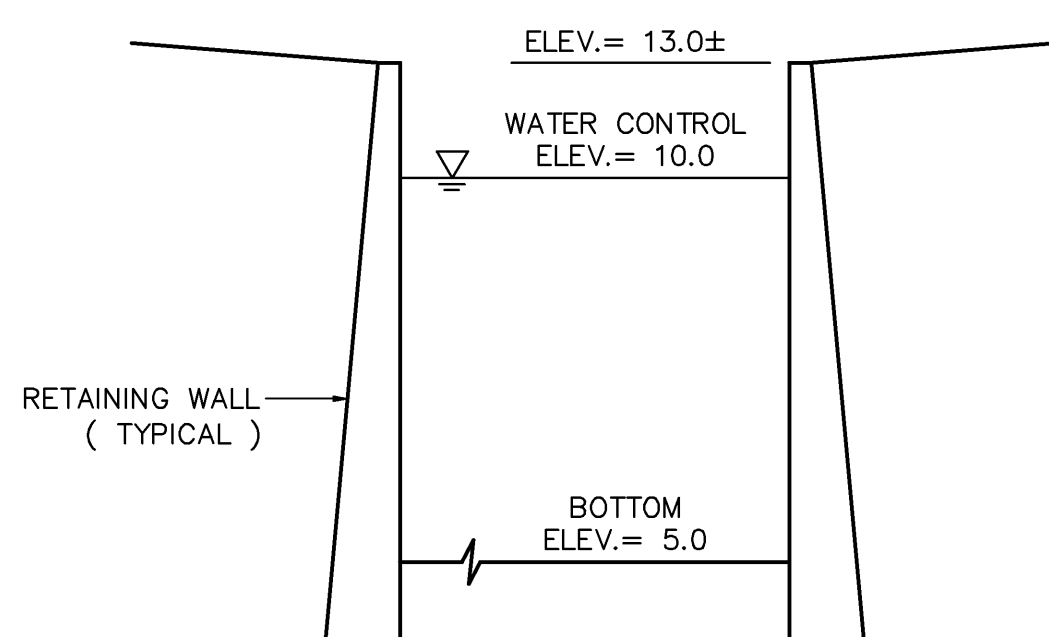
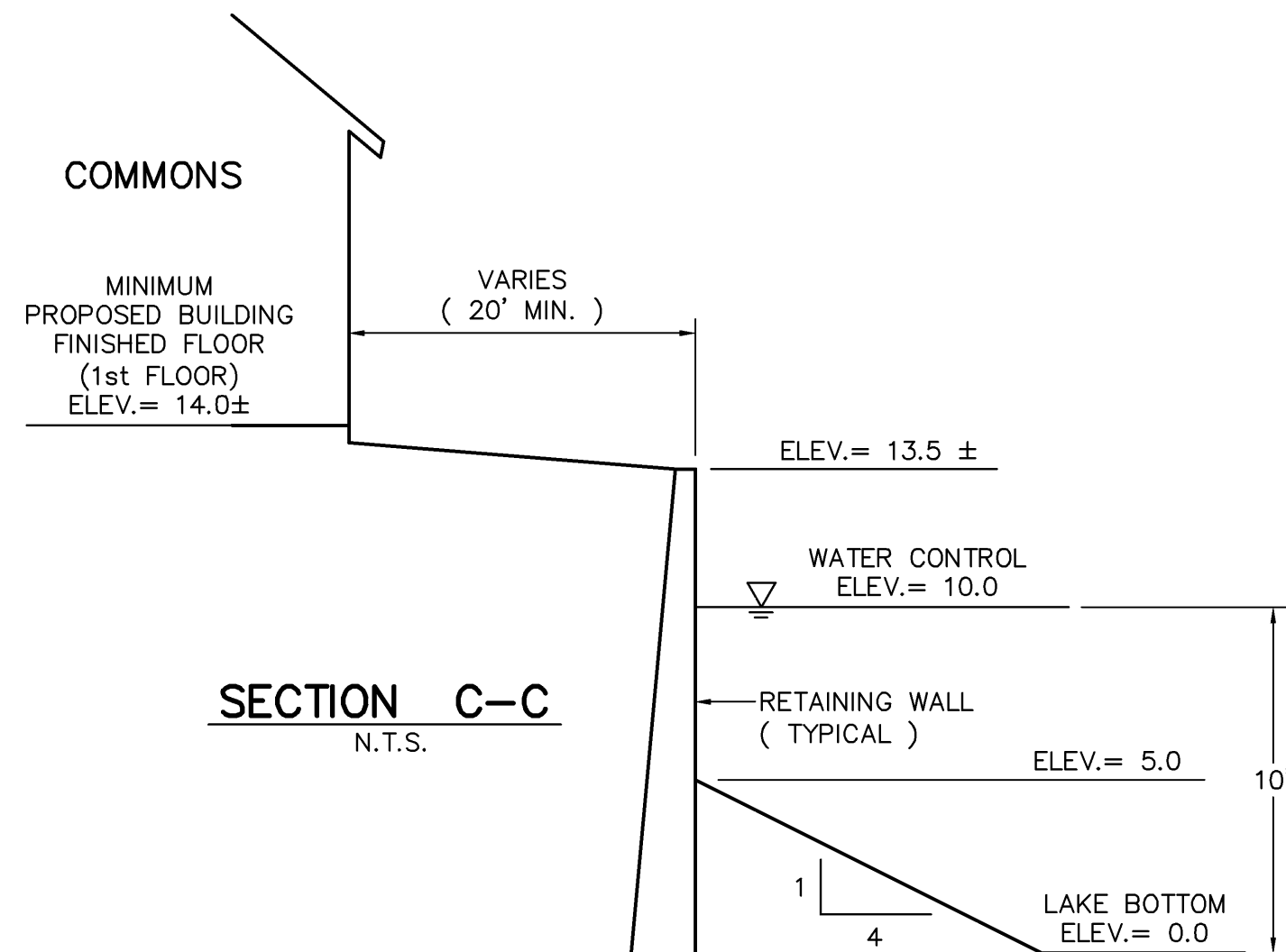
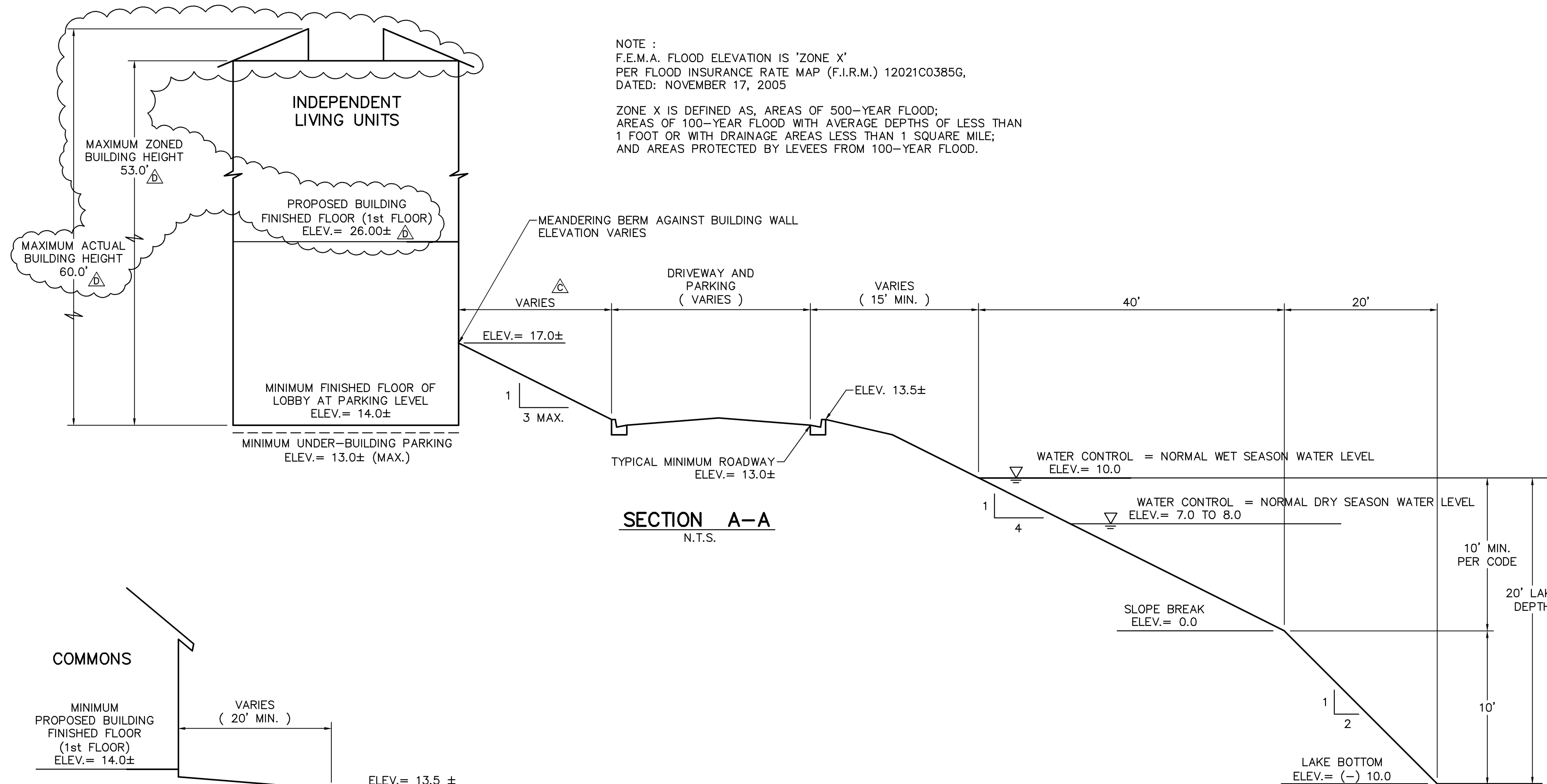
LANDSCAPE BUFFER ELEVATIONS EXHIBIT C-3

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	DATE
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REFERENCE NO. CCPCLA-EXC3	DRAWING NO. 4600-3
PROJECT NO. 2007.115	SHEET NO. 3 OF 5

H:\2007\2007115\JMW EXHIBITS\ZONING\LCS NAPLES CCRC\2nd Planning Meeting with Hdaia 2009-10\CCPC_DET.dwg Tab: C-4 DETAILS Oct 30, 2009 - 9:38am Plotted by: amber.jeriquan

LCS NAPLES CCRC 2007.115



ENGINEER: W. TERRY COLE, P.E. LICENSE No. 42347

LETTER	REVISIONS	DATE
△	REVISED BLDG HEIGHTS	10/09
△	REVISED SECTION F-F	08/09
△	ADDED SHEET 6 TO SET	03/09
△	CHANGED PROJECT NAME	02/09

Siena Lakes CCRC

DESIGNED BY W.T.C.	DATE 10/08
DRAWN BY JON	DATE 11/08
CHECKED BY W.T.C.	DATE 11/08
VERTICAL SCALE N/A	HORIZONTAL SCALE NOTED

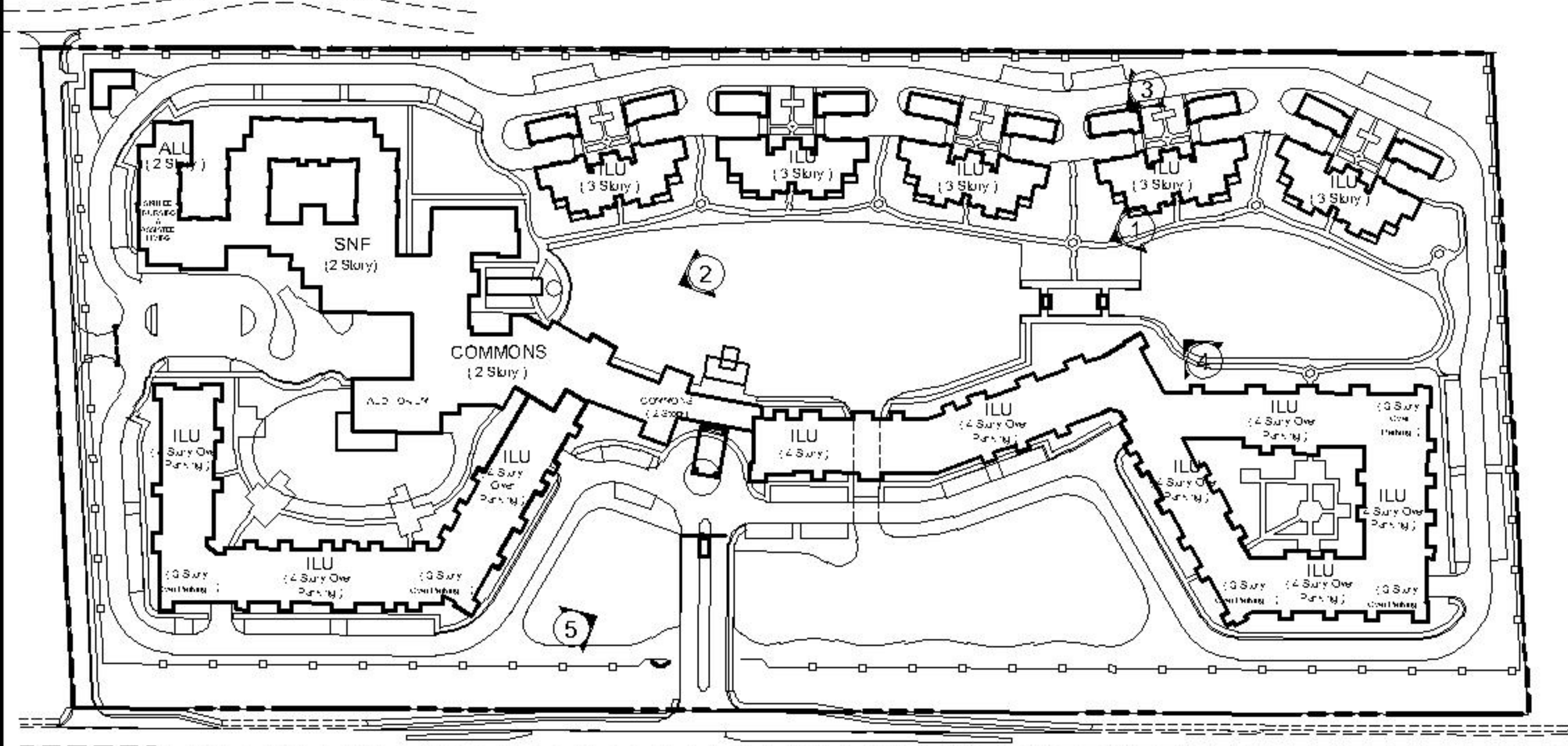


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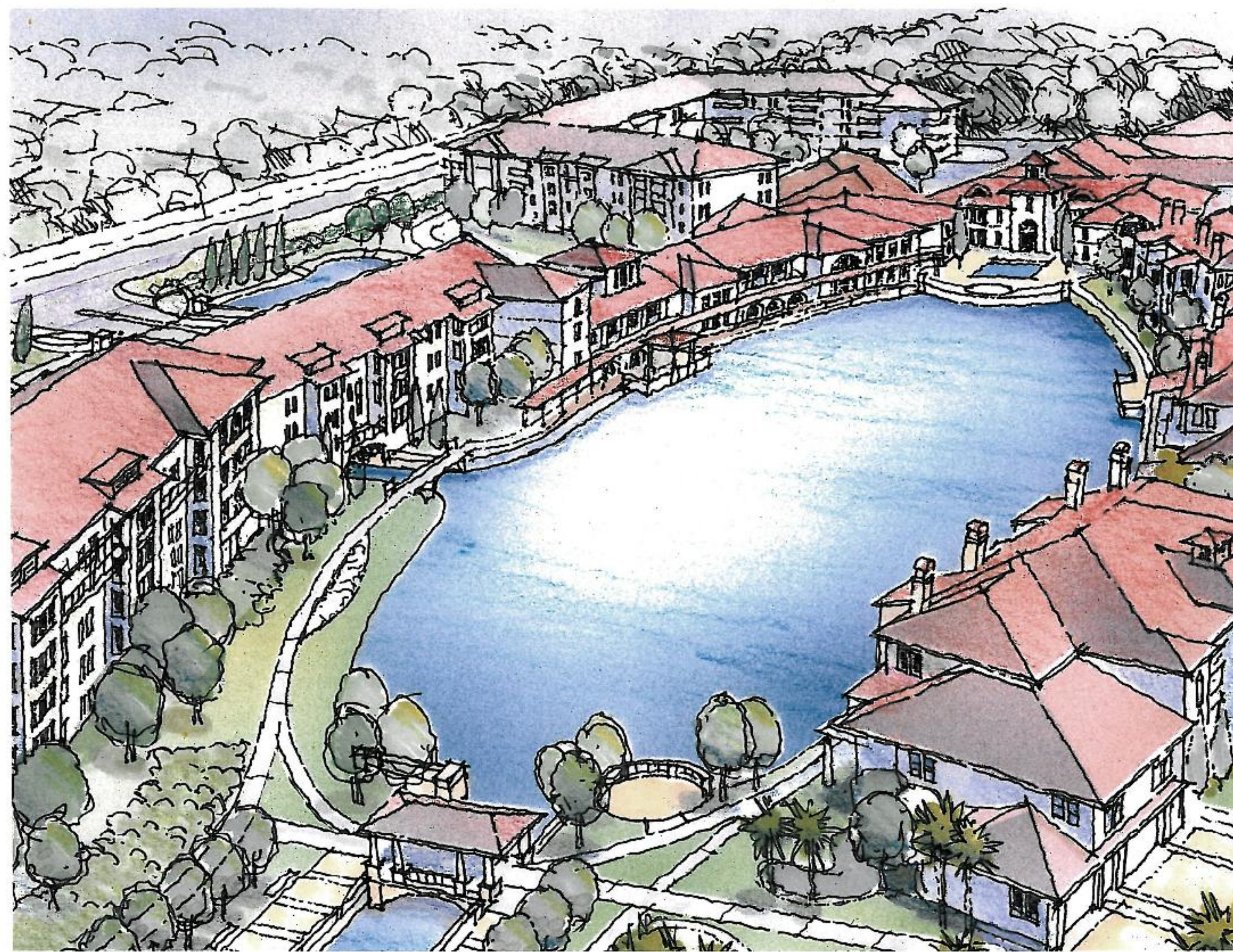
CROSS SECTIONS and DETAILS EXHIBIT C-4

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:
DATE

REFERENCE NO. CCPC_DET	DRAWING NO. 4600-4
PROJECT NO. 2007.115	SHEET NO. 4 OF 5



Key Map of Site Amenities



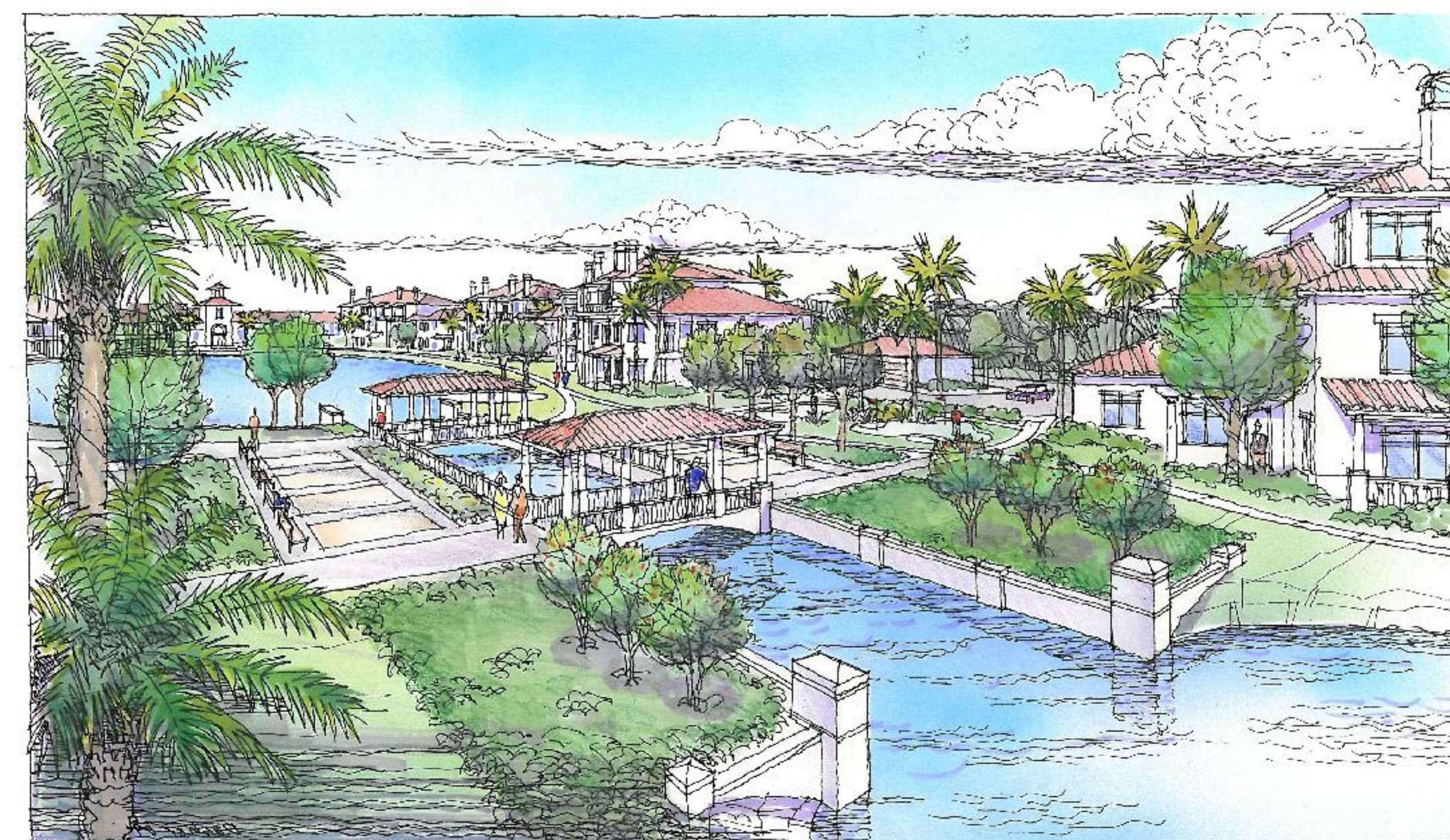
① Central Lake and Commons Area



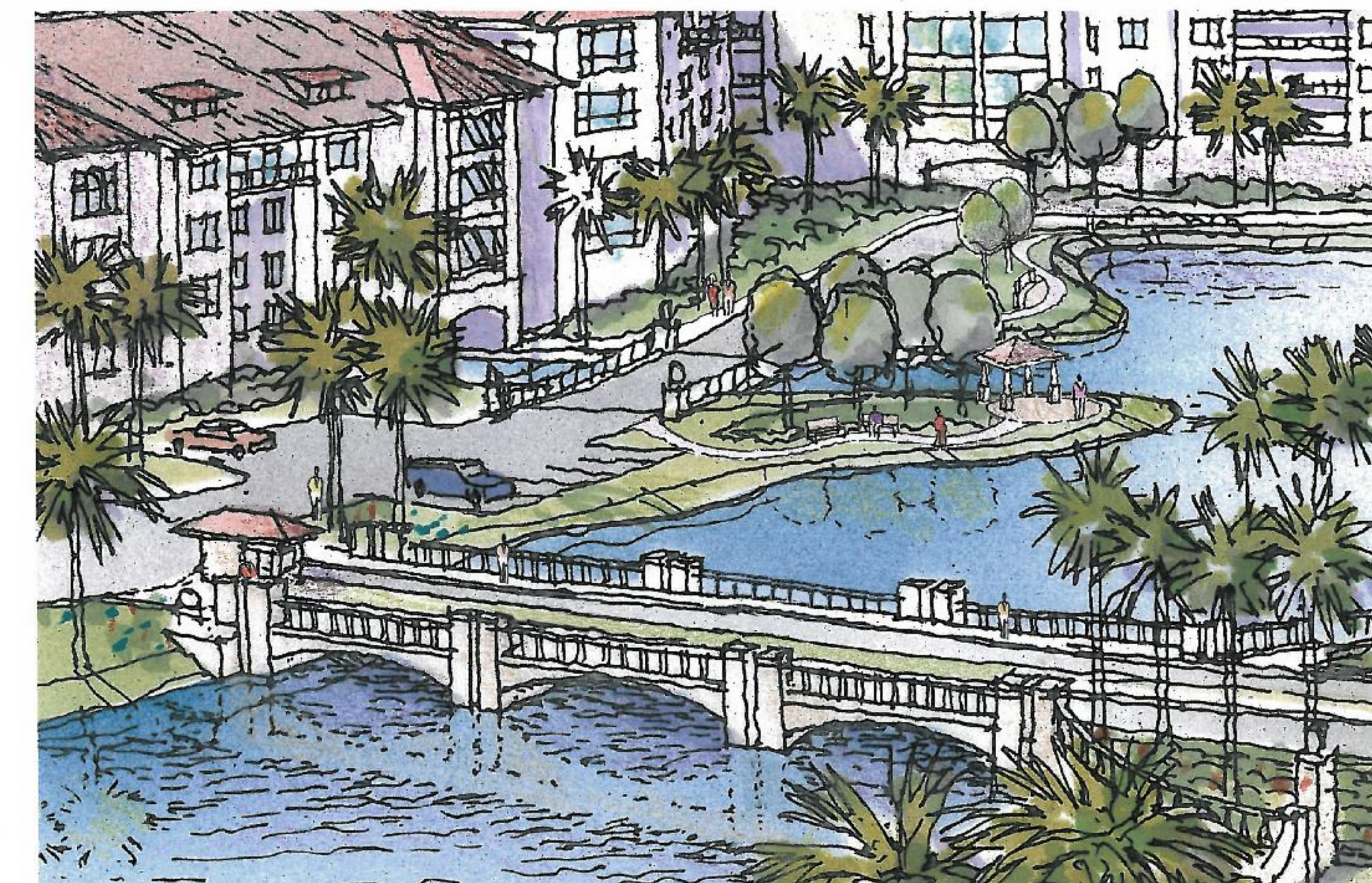
② Wellness Center and Commons Area



③ Villas - Trellis Area



④ Walking Paths, Putting Greens and Trellis Seating Area



⑤ Entry Landscaping

LETTER	REVISIONS	DATE
A	CORRECTED KEY MAP REVISED LABELS	10/09
B	REVISED PER PLANNING COMMISSION COMMENTS	08/09

Siena Lakes CCRC

DESIGNED BY R.D.	DATE 03/09
DRAWN BY JON	DATE 03/09
CHECKED BY W.T.C.	DATE 03/09
VERTICAL SCALE N/A	HORIZONTAL SCALE NONE

H M
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

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SITE AMENITIES
EXHIBIT C-5

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO. 7115_C6	DRAWING NO. 4600-5
DATE	PROJECT NO. 2007.115	SHEET NO. 5 OF 5