

SCHEDULE OF PREVIOUSLY APPROVED DEVIATIONS

APPROVED DEVIATION 1:

AT THE DISCRETION OF THE DEVELOPER, THE MINIMUM RIGHT-OF-WAY WIDTH TO BE UTILIZED FOR ALL INTERNAL PROJECT STREETS MAY BE FIFTY FEET (50'). DEVIATION #1 FROM SECTION 6.06.01(O) OF THE LDC. UTILIZATION OF LANDS WITHIN ALL PROJECT RIGHT-OF-WAY FOR LANDSCAPING, DECORATIVE ENTRANCEWAY, AND SIGNAGE MAY BE ALLOWED SUBJECT TO REVIEW AND ADMINISTRATIVE APPROVAL BY THE COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES ADMINISTRATOR, OR HIS DESIGNEE, FOR ENGINEERING AND SAFETY CONSIDERATIONS PRIOR TO INSTALLATION.

APPROVED DEVIATION 2:

DEVIATION #2 SEEKS RELIEF FROM LDC SECTION 5.03.02.C, WHICH PERMITS A MAXIMUM WALL HEIGHT OF 6' IN RESIDENTIAL ZONING DISTRICTS AND RESIDENTIAL COMPONENTS OF A PUD, TO ALLOW A MAXIMUM WALL HEIGHT OF 8' ALONG THE PERIMETER OF THE PUD, AND ALLOW A 12' WALL/BERM COMBINATION WITHIN RESIDENTIAL PORTIONS OF THE PUD ALONG COLLIER BOULEVARD. THE BERM PORTION OF THE 12' WALL/BERM SHALL BE MINIMUM OF 3' IN HEIGHT.

APPROVED DEVIATION 3:

BOUNDARY MARKER MONUMENTS CONTAINING PROJECT IDENTIFICATION SIGNS DESIGNED TO IDENTIFY THE PROJECT, OR ANY MAJOR USE WITHIN THE PROJECT, SHALL BE PERMITTED IN LOCATION DEPICTED ON THE MPUD MASTER PLAN (EXHIBIT "A"). SAID BOUNDARY MARKER MONUMENT SHALL NOT EXCEED 6 FEET IN HEIGHT AS MEASURED FROM FINISHED GRADE AT THE LOCATION OF THE BOUNDARY MARKER MONUMENT. THE SIGN FACE AREA FOR SUCH BOUNDARY MARKERS SHALL NOT EXCEED 64 SQUARE FEET IN AREA AND SHALL NOT EXCEED THE HEIGHT OR LENGTH OF THE MONUMENT WHICH IT IS LOCATED. IF THE SIGN IS TWO-SIDED, EACH SIDE SHALL NOT EXCEED 64 SQUARE FEET IN AREA. EACH SIGN SHALL ONLY CONTAIN THE MAIN PROJECT NAME, INSIGNIA OR MOTTO OF THE ENTIRE DEVELOPMENT, AND THE DEVELOPER'S NAME AND LOGO. BOUNDARY MARKER MONUMENTS SHALL BE SETBACK A MINIMUM OF 10 FEET FROM ANY MPUD PERIMETER PROPERTY LINE.

APPROVED DEVIATION 4:

ONE OFF-PREMISES SIGN MAY BE LOCATED TO WEST OF THE TREE FARM MPUD GENERALLY LOCATED NEAR THE ACCESS TO COLLIER BOULEVARD FROM THE PROPERTY IMMEDIATELY ADJACENT TO THE WEST OF TREE FARM MPUD. THE OFF-PREMISE SIGN MAY DEVIATE FROM THE MAXIMUM 12 SQUARE FOOT SIZE SET FORTH IN SECTION 5.06.04.0158.C.2.A, BUT MAY NOT EXCEED 16 SQUARE FEET IN SIZE, AND MAY ALSO DEVIATE FROM SECTION 5.06.04.0158.C.2.E, WHICH REQUIRES SUCH OFF-SITE SIGNS TO BE LOCATED WITHIN 1,000 FEET OF THE INTERSECTION OF THE ARTERIAL ROADWAY SERVING THE BUILDING, STRUCTURE OR USE.

MPUD MASTER PLAN NOTES

1. THE AMOUNT OF REQUIRED OPEN SPACE IS 30%.
2. WITHIN THE MPUD BOUNDARIES THERE WILL BE A MINIMUM OF 15.43 AC OPEN SPACE [30% OF 51.43 (58.84 - 7.42 ROW CONVEYANCE.)]
3. THE FACILITIES AND IMPROVEMENTS SHOWN ON THIS PUD MASTER PLAN SHALL BE CONSIDERED CONCEPTUAL IN NATURE.
4. THE DESIGN, LOCATION, AND CONFIGURATION OF THE LAND IMPROVEMENTS SHALL BE DEFINED AT EITHER SITE DEVELOPMENT PLAN APPROVAL, OR CONSTRUCTION PLANS AND PLAT APPROVAL.
5. THE PROJECT SHALL BE DESIGNED TO PROVIDE VEHICULAR, PEDESTRIAN AND BICYCLE CONNECTIVITY BETWEEN RESIDENTIAL AND MIXED USED/COMMERCIAL AND TO ADJACENT PROPERTY TO THE WEST.
6. BOUNDARY MARKER MONUMENTS SHALL BE SETBACK A MINIMUM OF 10 FEET FROM ANY PERIMETER MPUD PROPERTY LINE.

LAND USE SUMMARY

TRACT	LAND USE	ACREAGE
TRACT "R"	RESIDENTIAL	*39.64 ± ACRES
TRACT "P"	PRESERVE	0.51 ± ACRES
TRACT "C/MU"	COMMERCIAL / MIXED USE	*18.69 ± ACRES
TOTAL		58.84 ± ACRES

* INCLUDES ROW CONVEYANCE

LEGEND

R	RESIDENTIAL
C/MU	COMMERCIAL / MIXED USE
P	PRESERVE
	PUD INGRESS / EGRESS
	DEVIATIONS
	WATER MANAGEMENT LAKE
	PRESERVE AREA
	ROW CONVEYANCE TO COLLIER COUNTY
	BOUNDARY MARKER MONUMENTS

PRESERVE

A MINIMUM OF 0.51 ACRES (25% OF THE 2.02 ACRES OF NATIVE VEGETATION ON SITE) IS REQUIRED TO BE RETAINED OR REPLANTED. THE TRACT IDENTIFIED AS "P" CONTAINS 0.51 ± ACRES, AND FULLY SATISFIES THE NATIVE VEGETATION REQUIREMENTS.

MAXIMUM DENSITY

460 MULTI-FAMILY / SINGLE FAMILY ATTACHED / TOWNHOUSE AND SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS.

PROJECT:

**TREE FARM
MPUD**

TITLE:

**MPUD MASTER
CONCEPT PLAN
NOTES**

OWNER/CLIENT/CONSULTANT:

**TBC TREE FARM 1,
LLC & TBC TREE
FARM 2, LLC**