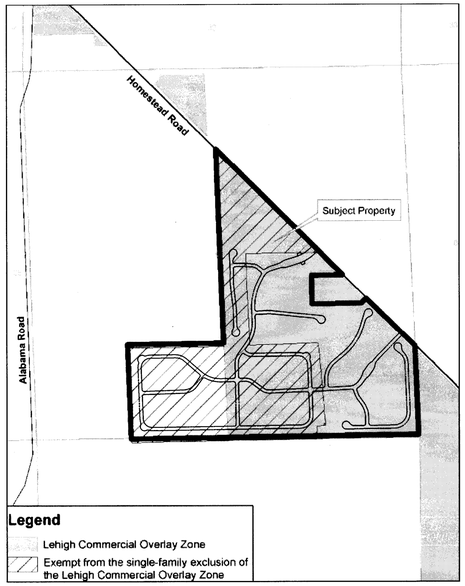
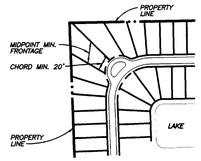
kwiktag® 034 985 673

MAPS for CASE #ADD2008-00127



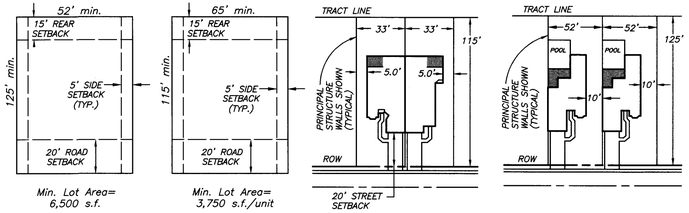
COMMERCIAL OVERLAY EXHIBIT

SCALE: 1" = 1,000'



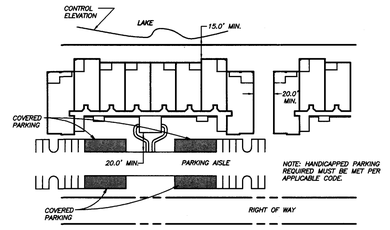
LOT CONFIGURATION AROUND EYEBROW DEVIATION 4:

N.T.S.



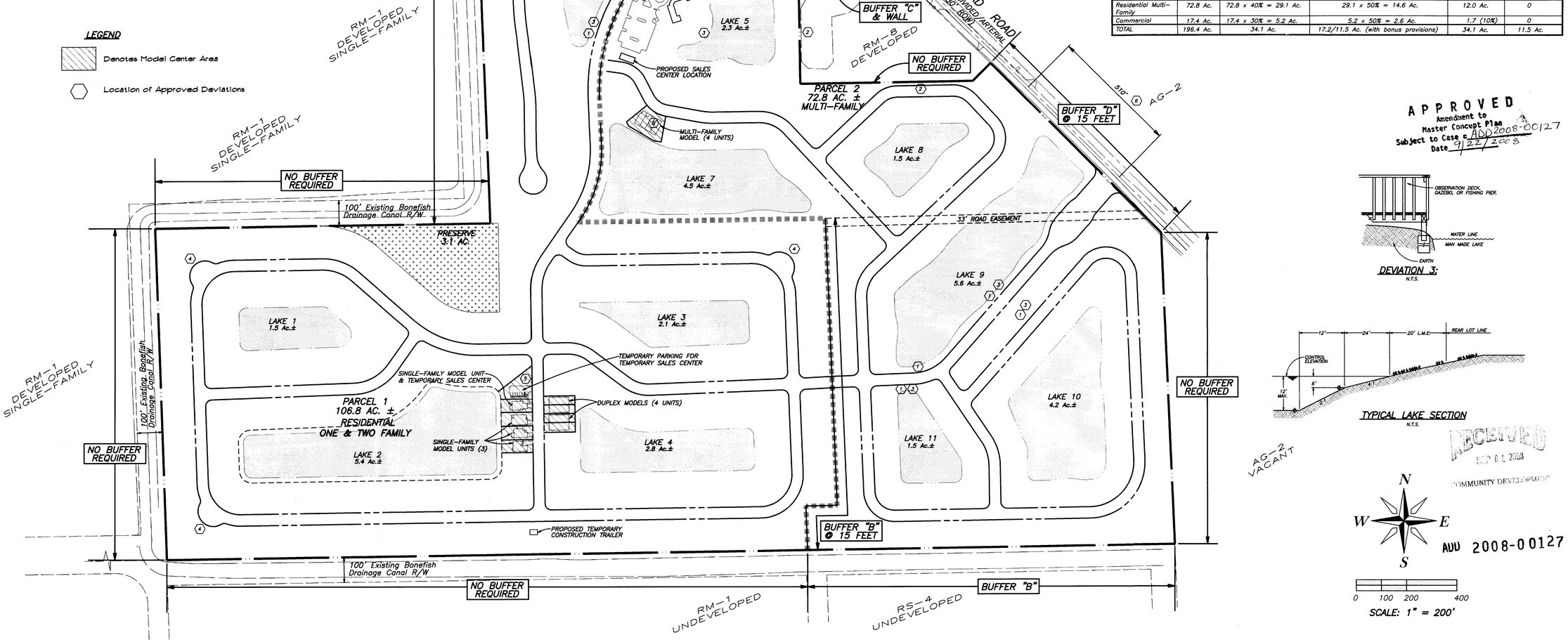
TYPICAL LOT CONFIGURATIONS

N.T.S.



OPEN SPACE TABLE

LAND USE	AREA	OPEN SPACE REQUIREMENT	INDIGENOUS PRESERVE REQUIREMENT	OPEN SPACE PROVIDED	INDIGENOUS PROVIDED
Residential 1 & 2 Family Lots Greater than 6500 S.F. & 7,500 S.F.	106.2 Ac.	N/A	N/A	20.4 Ac.	11.5 Ac.
Residential Multi-Family	72.8 Ac.	72.8 x 40% = 29.1 Ac.	29.1 x 50% = 14.6 Ac.	12.0 Ac.	0
Commercial	17.4 Ac.	17.4 x 30% = 5.2 Ac.	5.2 x 50% = 2.6 Ac.	1.7 (10%)	0
TOTAL	196.4 Ac.	34.1 Ac.	17.2/11.5 Ac. (with bonus provisions)	34.1 Ac.	11.5 Ac.



APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2008-00127
Date 9/22/2008

RECEIVED
SEP 8 8 2008
COMMUNITY DEVELOPMENT

ADD 2008-00127

NO.	DATE:	BY:	REVISION:
1	06-06-05	RFN	1ST SUFFICIENCY RESPONSE
2	11-14-05	RFN	PER LEE COUNTY
3	04-03-06	RFN	PER LBCC APPROVAL
4	05-01-06	RFN	ADMINISTRATIVE AMENDMENT COMMENTS
5	09-03-08	RAK	ADMINISTRATIVE AMENDMENT TO RELOCATE MODEL UNITS AND TEMPORARY SALES CENTER

NOTE: The information shown on these plans is subject to change and is the recipients responsibility to confirm with the latest version of planning, engineering and/or construction.

SCALE:	1" = 200'
DRAWN:	JN 03-11-05
CHECKED:	RFN 03-11-05
APPROVED:	RFN 03-11-05

PREPARED FOR:
Caloosa Lakes, LLC.
9220 Bonita Beach Road
Suite 215
Bonita Springs, Florida 34135

PROJECT LOCATION:
Section 5, Township 45 South, Range 27 East
Lee County, Florida

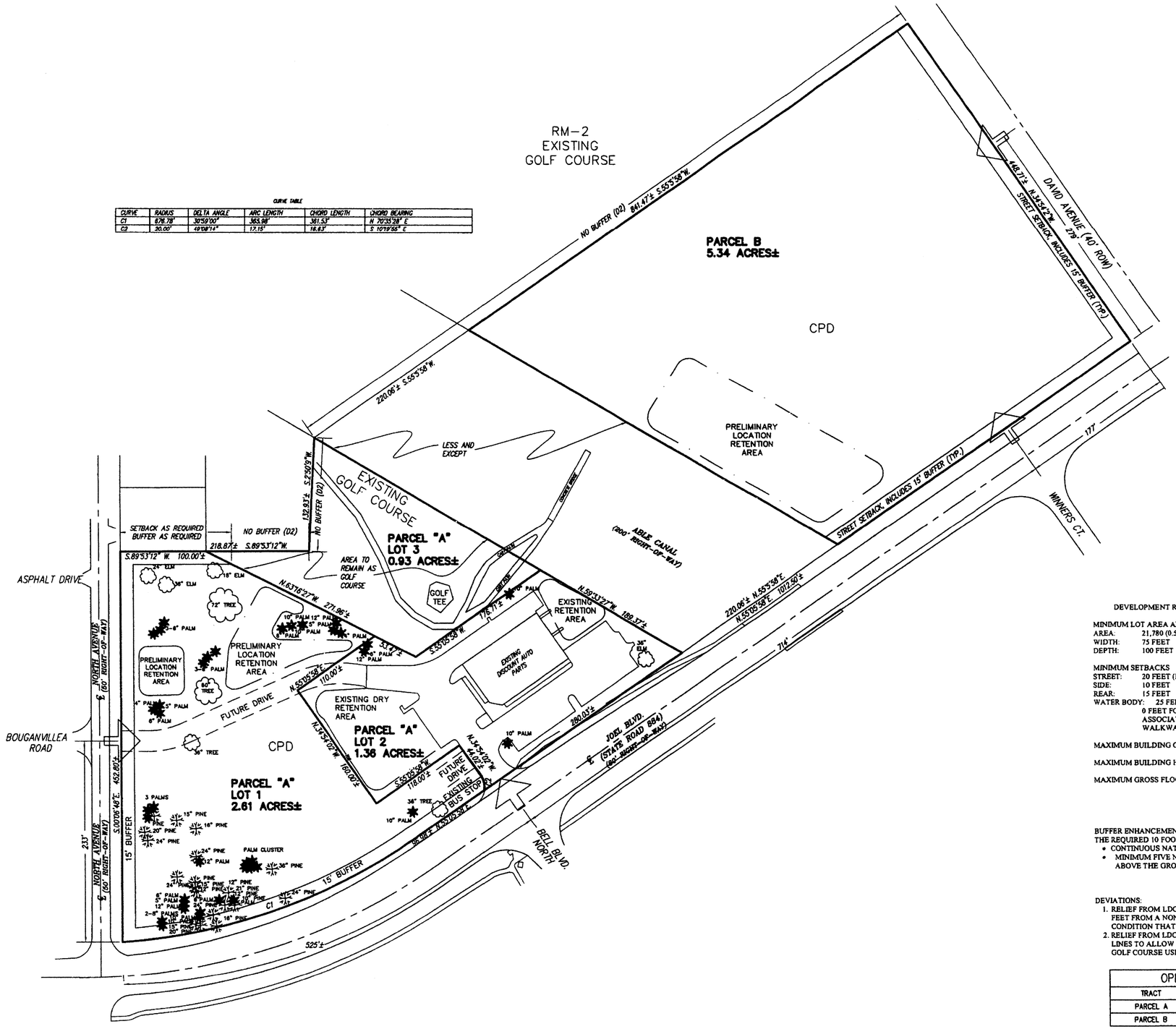
Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Sciences
FL 3366
13778 New Brittany Boulevard
Suite 600
Fort Myers, FL 33907
t 239.437.4660 f 239.437.4644
e admin@vandaylor.com w vandaylor.com

PROJECT & SHEET TITLE:
Caloosa Lakes MPD - ADD2006-00097
Master Concept Plan - Exhibit 6-J

PROJECT NO: 80980
ACAD NO: 80980-MCP01

Sheet No. 1 of 1



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	676.78'	30°59'00"	365.98'	361.53'	N 70°35'28" E
C2	30.00'	49°08'14"	17.15'	16.63'	S 10°19'55" E

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2005-00214
Date 2-8-06

0 60 120 180
GRAPHIC SCALE 1" = 60'

RECEIVED
JAN 24 2006
COMMUNITY DEVELOPMENT

DEVELOPMENT REGULATIONS:

MINIMUM LOT AREA AND DIMENSIONS
AREA: 21,780 (0.50 ACRES)
WIDTH: 75 FEET
DEPTH: 100 FEET

MINIMUM SETBACKS
STREET: 20 FEET (INTERNAL, PRIVATE)
SIDE: 10 FEET
REAR: 15 FEET
WATER BODY: 25 FEET
0 FEET FOR DECKS, PATIOS, AND OPEN NON-ROOFED SCREEN ENCLOSURES, ASSOCIATED WITH OUTDOOR SEATING FOR RESTAURANTS OR PEDESTRIAN WALKWAYS.

MAXIMUM BUILDING COVERAGE: 45 PERCENT

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35 FEET

MAXIMUM GROSS FLOOR AREA: 70,000 SF TOTAL FOR PARCEL A AND B

BUFFER ENHANCEMENT:
THE REQUIRED 10 FOOT LANDSCAPE STRIP ADJACENT TO NORTH AVENUE SHALL BE ENHANCED AS FOLLOWS:
- CONTINUOUS NATIVE SHRUB HEDGE, 36" IN HEIGHT AT PLANTING.
- MINIMUM FIVE NATIVE TREES PER 100 LINEAR FEET (TEN FEET IN HEIGHT WITH A 3" CALIPER MEASURED THREE FEET ABOVE THE GROUND.)

DEVIATIONS:
1. RELIEF FROM LDC SECTION 34-2194(C)(3)B, REQUIRING NON-ROOFED ACCESSORY STRUCTURES TO BE SETBACK TEN FEET FROM A NON-SEAWALLED ARTIFICIAL BODY OF WATER TO ALLOW ZERO FEET - PREVIOUSLY APPROVED WITH CONDITION THAT THE CONDITION APPLY ONLY TO PEDESTRIAN WALKWAYS AND OUTDOOR SEATING FOR RESTAURANTS.
2. RELIEF FROM LDC SECTION 10-414(A), REQUIRING A BUFFER OF NO LESS THAN 15 FEET IN WIDTH TO ALL PROPERTY LINES TO ALLOW ZERO FEET (NO BUFFER) ALONG THE PERIMETER PROPERTY LINE OF THE CPD WITHIN THE AREA OF THE GOLF COURSE USE - PREVIOUSLY APPROVED.

OPEN SPACE CALCULATIONS		
TRACT	AREA	MIN. 30% OPEN SPACE
PARCEL A	4.90 AC	1.47 AC
PARCEL B	5.34 AC	1.60 AC

ADD 2008-00122

ATTACHMENT A

PREPARED FOR:

Pan Realty, Inc.
8192 College Parkway, Suite 18
Fort Myers, FL 33919
Phone (978) 686-6468, Fax (978) 359-8287

NO.	DATE	REVISION DESCRIPTION	BY
2	01/23/06	REVISE LOT LINES	SEH
1	12/07/05	REVISE BOUNDARIES	SEH

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN
DISCOUNT AUTO PARTS
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10/05/2005	2178	2178 MCP	SDJ/SH	SDJ/SH	JCH	1"=60'	1	1	

S:\Jobs\21xx\2178\Zoning\2178_MCP3.dwg, 1/23/2006 3:58:16 PM, Steve Johnson