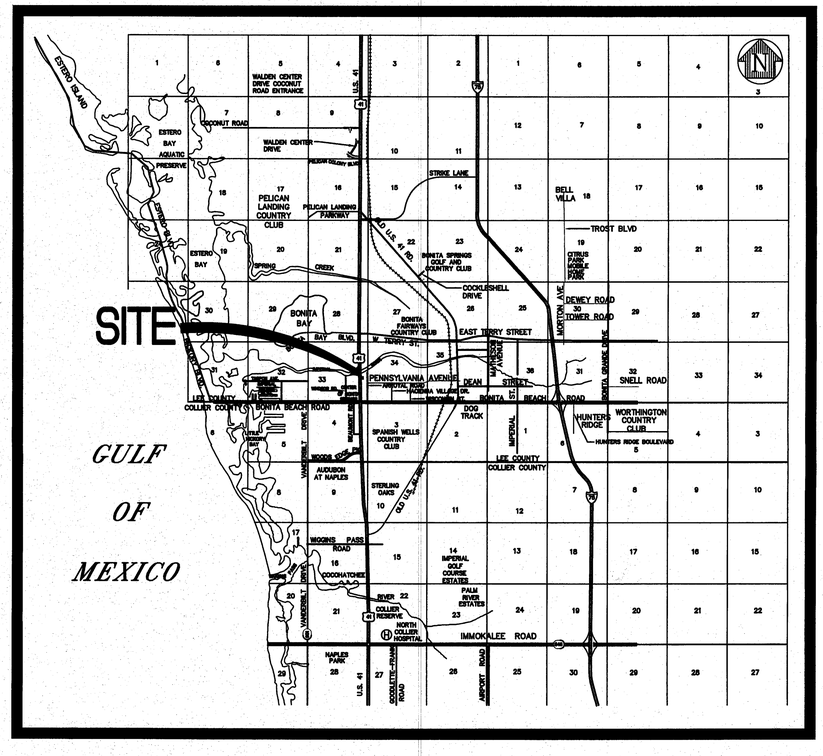
kwiktag® 034 985 747

Maps for
Case #: DC12006-00087

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



LOCATION MAP

OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
4.	GENERAL NOTES
5.	AERIAL
6.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

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DCI 2006-00087

EXHIBIT II-D

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BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005151 SURVEYING CERT. OF AUTH. LB 0005151 LANDSCAPE ARCHITECT BUSINESS LV 26000266
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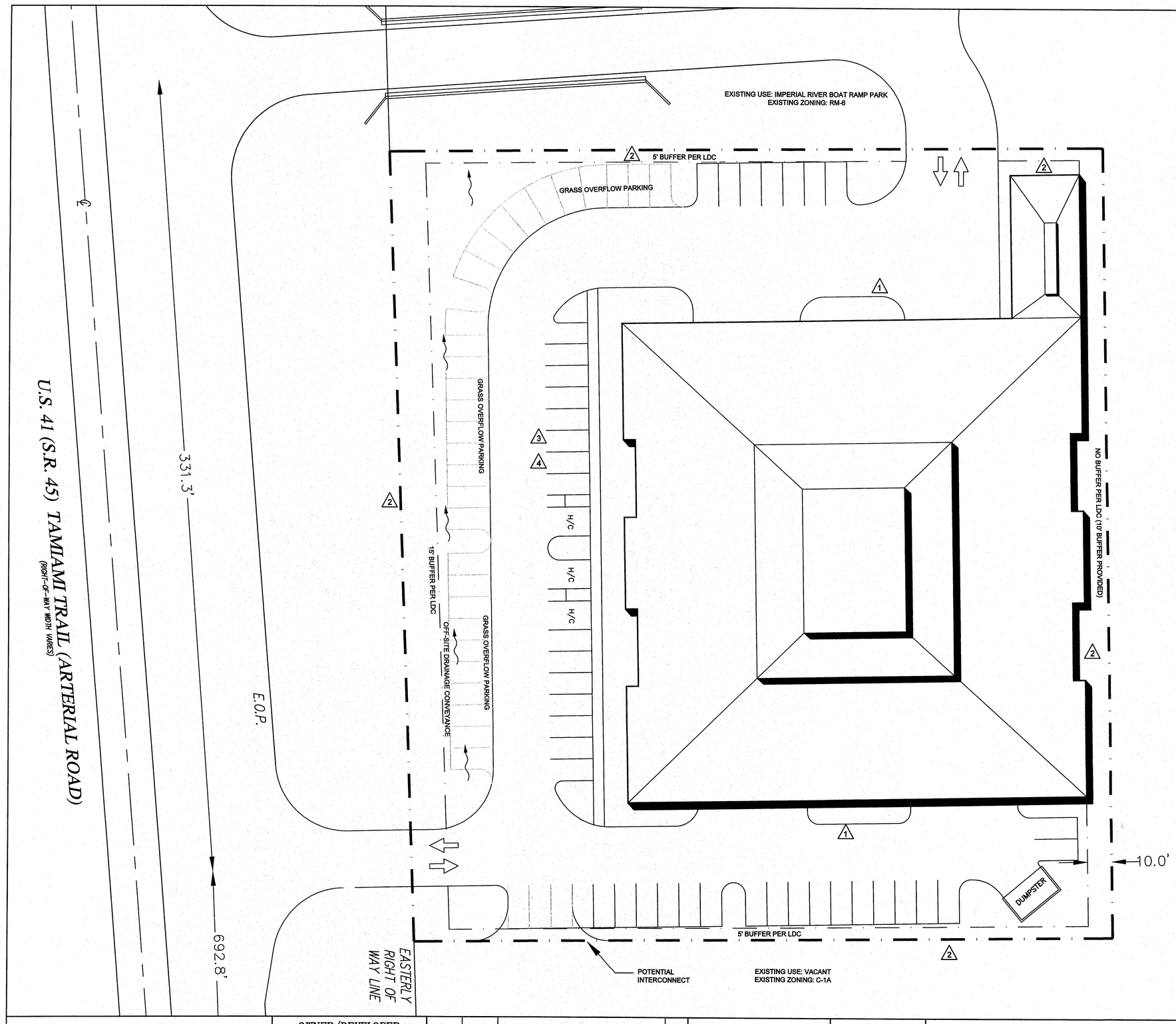
DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: MARCH 2007
FILE NAME: IRBSZ MCP-2
DRAWING NUMBER: 1 OF 6



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1. DEVIATIONS

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 20'

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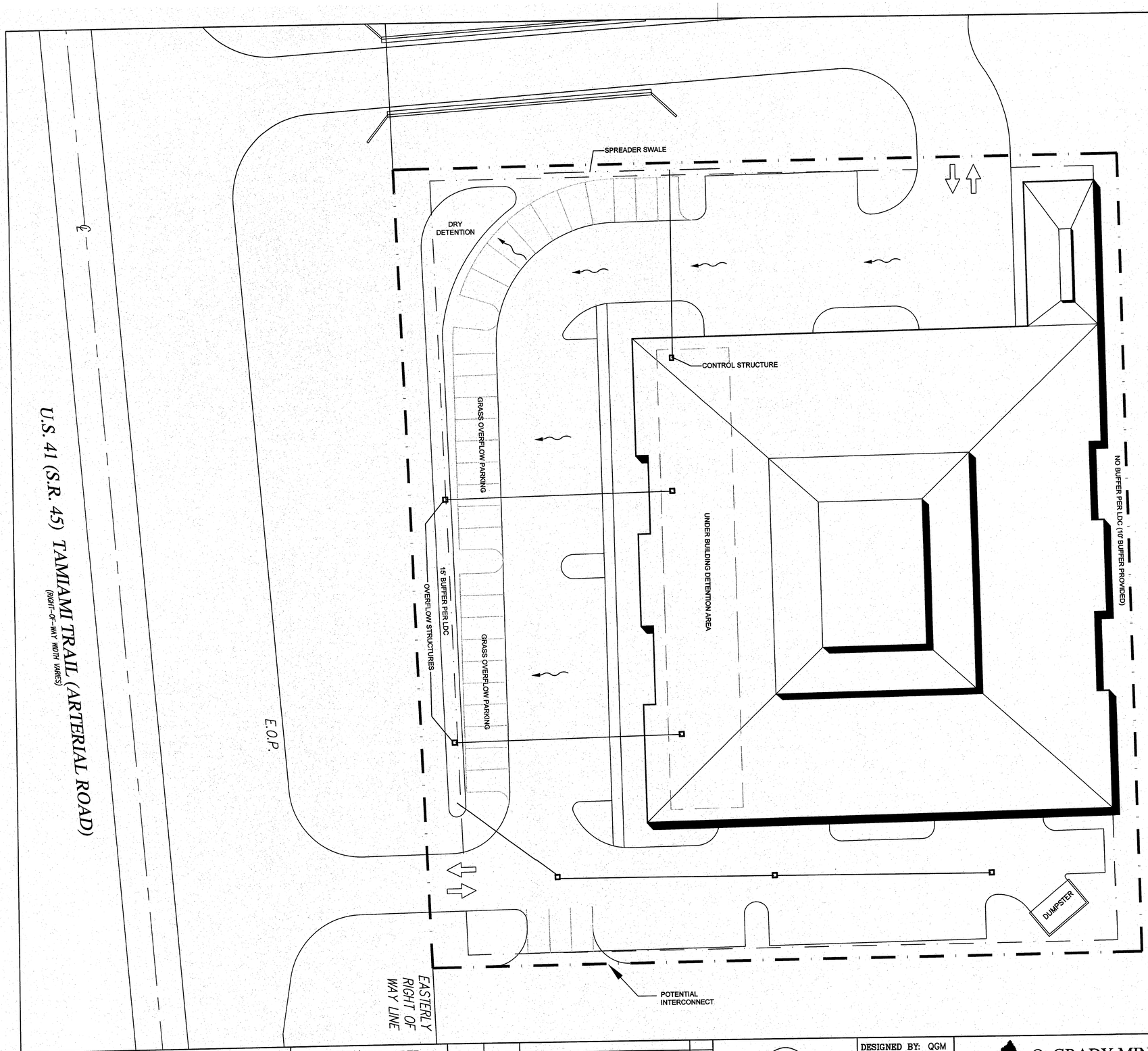
LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-2
DRAWING NUMBER 2 OF 6



WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENT/WATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.

RECEIVED
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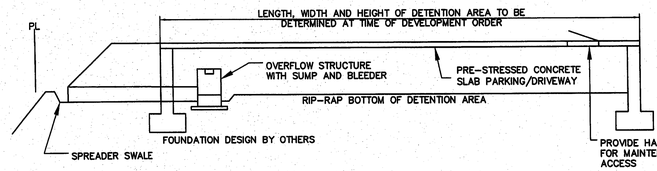
COMMUNITY DEVELOPMENT



CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

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DCI2006-00087

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0' 10' 20' 40'

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LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-2	3 OF 6

P:\0_PROJECTS\0_FL PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-2.dwg 1/4/2007 4:54:26 PM

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 300)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	110,000 SQUARE FEET OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	15'
SOUTH	25'
EAST	10'
WEST	25'

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH AND SOUTH SIDES TO BE DISPLACED TO THE WESTERN BUILDING PERIMETER PLANTING AREA, WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION. THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE OR BOAT STORAGE FACILITY USES.

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 15-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

DEVIATION 4: FROM SECTION 34-2020(3)(J) WHICH REQUIRES ONE PARKING SPACE PER FOUR DRY BOAT STORAGE STALLS TO ALLOW ONE PARKING SPACE PER 12 DRY BOAT STORAGE STALLS AND UP TO 30 STABILIZED GRASS PARKING SPACES.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

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COMMUNITY DEVELOPMENT
DCI 2006-00087

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

PRINTED
APR 0 6 2007
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS•LAND SURVEYORS

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

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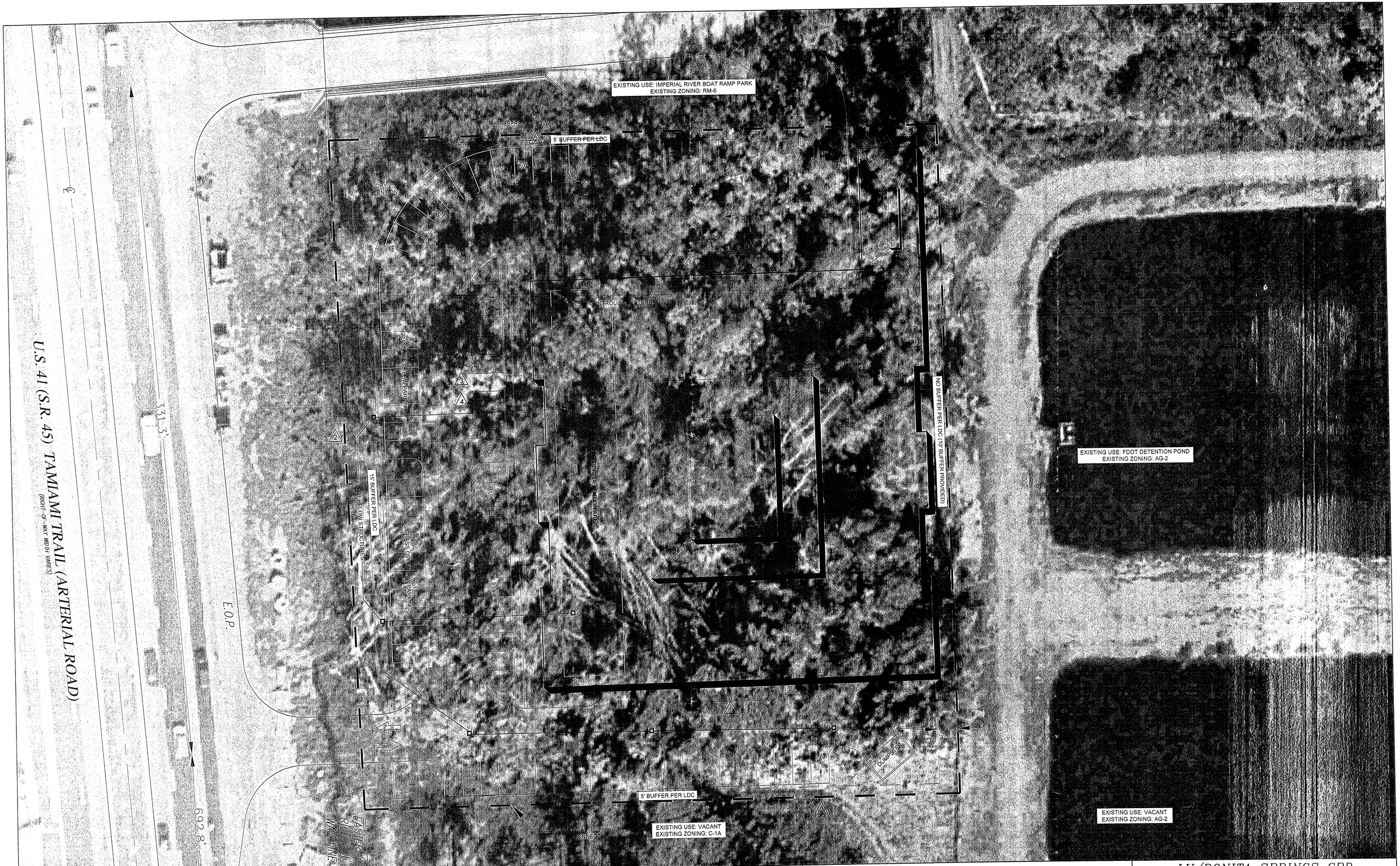
ENGINEERING CERT. OF AUTH. EB 0005151 SURVEYING CERT. OF AUTH. LB 0005151 LANDSCAPE ARCHITECT BUSINESS LV 26000266
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-F
GENERAL NOTES

DATE: AUGUST 2006
FILE NAME: RBSZ MCP-2
DRAWING NUMBER 4 OF 6



DCI2006-00087

DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER

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NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
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		APR 0 6 2007	
		Q. GRADY MINOR & ASSOCIATES, P.A. CIVIL ENGINEERS • LAND SURVEYORS	
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH

0' 10' 20' 40'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

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COMMUNITY DEVELOPMENT

LU/BONITA SPRINGS CPD
EXHIBIT IV-N
AERIAL DCI 2006-00087

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-2	5 OF 6

X:\PROJECTS\DRAWINGS\LU BONITA SPRINGS DWGS\IRBSZ MCP-2.dwg PLAN PLOTTED: APR 06, 2007 1:54:13 PM

LANDSCAPE CALCULATION TABLE:

BUFFERS.
NORTH: 300' TYPE 'A'- 12 TREES REQUIRED
EAST: N/A
SOUTH: 294' - TYPE 'A' - 12 TREES REQUIRED
WEST: 331' - TYPE 'D' - 17 TREES / CONTINUOUS HEDGE

BUILDING PERIMETER.
10% GROSS GROUND FLOOR LEVEL AREA REQUIRED

MINIMUM LANDSCAPE REQUIREMENTS.
ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 S.F. OF LOT AREA / 3,500 S.F. = 29 TREES REQUIRED

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

5' BUFFER PER LDC

GRASS OVERFLOW PARKING

Building Perimeter planting area
(11,000 S.F. Max., based upon
110,000 S.F. Building Max.)

Buffer Tree (typ.)

GRASS OVERFLOW PARKING

15' BUFFER PER LDC

GRASS OVERFLOW PARKING

H/C

H/C

H/C

NO BUFFER PER LDC (10' BUFFER PROVIDED)

Building Perimeter planting area
(11,000 S.F. Max., based upon
110,000 S.F. Building Max.)

331.3'

℄

U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)

E.O.P.

692.8'

EASTERLY RIGHT OF WAY LINE

10.0'

DUMPSTER

5' BUFFER PER LDC

POTENTIAL INTERCONNECT

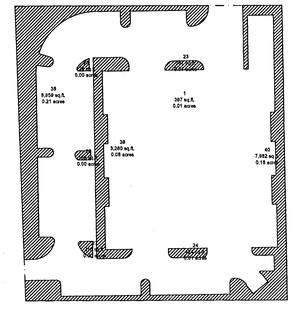
EXISTING USE: VACANT
EXISTING ZONING: C-1A

Building Perimeter planting area
(11,000 S.F. Max., based upon
110,000 S.F. Building Max.)

EXISTING USE: FDOT DE
EXISTING ZONIN

EXISTING USE: VA
EXISTING ZONING:

Open Space = 21,561sq. ft. / 0.5± ac.



OPEN SPACE DIAGRAM
not to scale

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DCI 2006-00087

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QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

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1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY: JSC
DRAWN BY: JSC
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 20'

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WWW.GRADYMINOR.COM

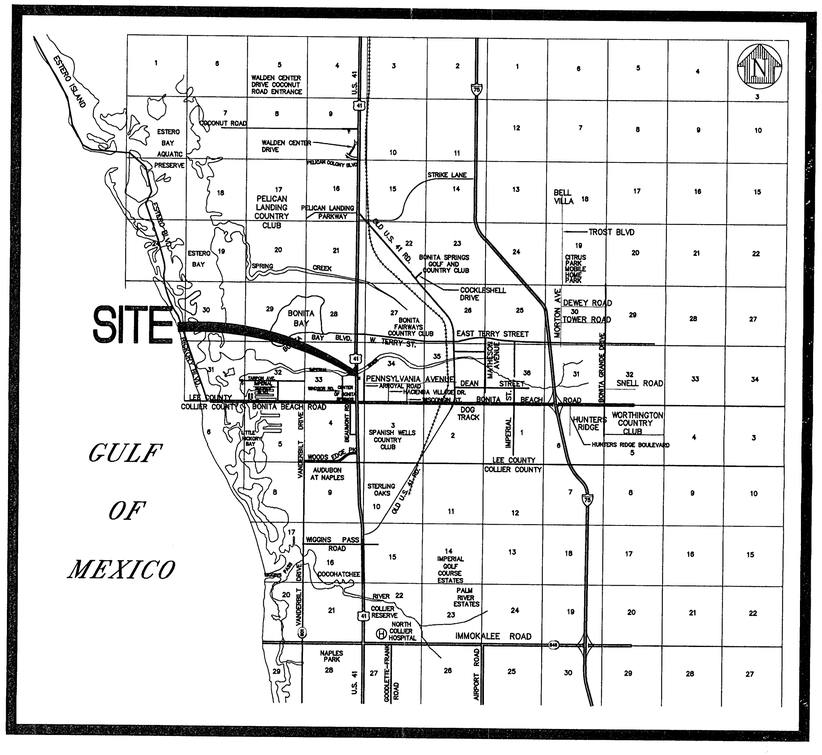
LU/BONITA SPRINGS CPD

EXHIBIT IV-F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

DATE: MARCH 2007 | FILE NAME: IRBSZ-LA | DRAWING NUMBER 6 OF 6

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



LOCATION MAP

OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

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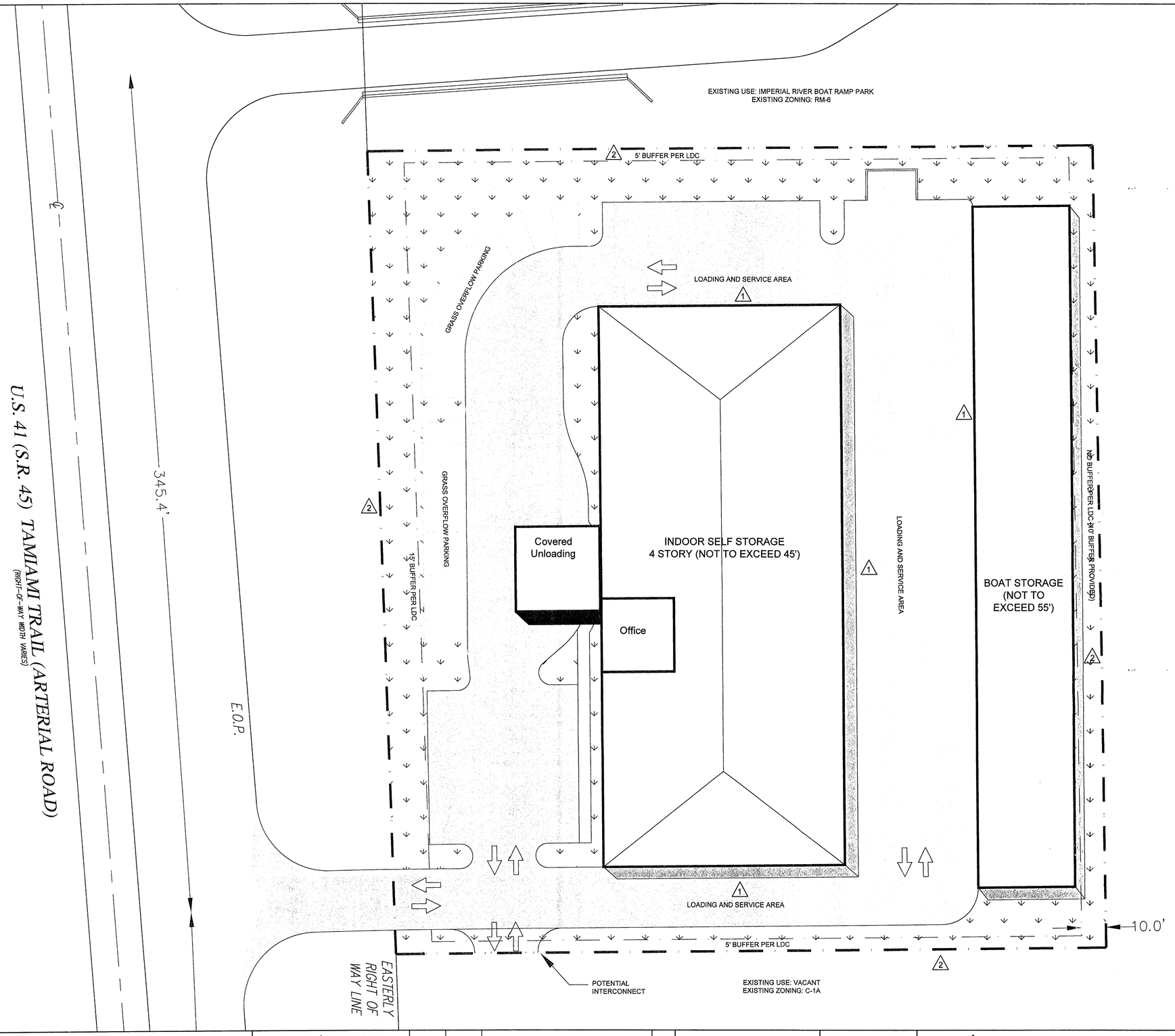
COMMUNITY DEVELOPMENT
DCI 2006-00087

EXHIBIT II-D
DCI2006-00087

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: MARCH 2007
FILE NAME: IRBSZ MCP-3
DRAWING NUMBER: 1 OF 6



DCI2006-00087

1. DEVIATIONS

OPEN SPACE = 26,126 SQ. FT.

OWNER/DEVELOPER

LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH

0' 10' 20' 40'

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LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-2	2 OF 6

28000-9826 KDK

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

OVERFLOW CONTROL STRUCTURE

SPREADER SWALE

5' BUFFER PER LDC

CONTROL STRUCTURE

DRY DETENTION

GRASS OVERFLOW PARKING

LOADING AND SERVICE AREA

GRASS OVERFLOW PARKING

15' BUFFER PER LDC

Covered Unloading

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

Office

LOADING AND SERVICE AREA

DETENTION AREA

NO BUFFER PER LDC (10' BUFFER PROVIDED)

BOAT STORAGE
(NOT TO EXCEED 55')

LOADING AND SERVICE AREA

5' BUFFER PER LDC

POTENTIAL INTERCONNECT

EXISTING USE: VACANT
EXISTING ZONING: C-1A

345.4'

U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)

E.O.P.

EASTERLY RIGHT OF WAY LINE

WATER MANAGEMENT NARRATIVE:

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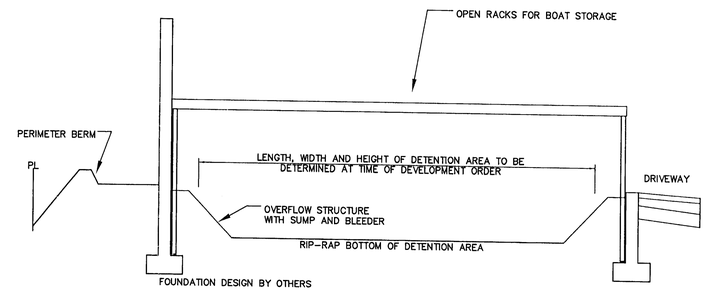
EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2



CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

EXISTING USE: VACANT
EXISTING ZONING: AG-2

DCI2006-00087

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28000-9002 IRSZ

OWNER/DEVELOPER
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800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

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3	6/07	New Site Plan	SU
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0' 10' 20' 40'

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LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE: AUGUST 2006 | FILE NAME: IRBSZ MCP-3 | DRAWING NUMBER 3 OF 6

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

DEVIATION 4: FROM SECTION 34-2020(3)(J) WHICH REQUIRES ONE PARKING SPACE PER FOUR DRY BOAT STORAGE STALLS TO ALLOW ONE PAVED PARKING SPACE PER 12 DRY BOAT STORAGE STALLS. UP TO 20 STABILIZED GRASS PARKING SPACES SHALL BE PROVIDED IN ADDITION TO THE PAVED PARKING SPACES REQUIRED.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

DCI2006-00087

JUL - 3 2007

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005151 SURVEYING CERT. OF AUTH. LB 0005151 LANDSCAPE ARCHITECT BUSINESS LV 26000266
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LU/BONITA SPRINGS CPD

EXHIBIT IV-F
GENERAL NOTES

DATE: AUGUST 2006 | FILE NAME: RBSZ MCP-2 | DRAWING NUMBER 4 OF 6

DCI 2006-00087

U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)

345.4'

℄

E.O.P.

EASTERLY RIGHT OF WAY LINE

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

5' BUFFER PER LDC

DUMPSTER

LOADING AND SERVICE AREA

GRASS OVERFLOW PARKING

GRASS OVERFLOW PARKING

15' BUFFER PER LDC

20.00'

Covered Unloading
30.50'

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

Office

LOADING AND SERVICE AREA

BOAT STORAGE
NOT TO
EXCEED 55'

NO BUFFER PER LDC (NO BUFFER PROVIDED)

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

10.0'

5' BUFFER PER LDC

POTENTIAL INTERCONNECT

EXISTING USE: VACANT
EXISTING ZONING: C-1A

EXISTING USE: VACANT
EXISTING ZONING: AG-2

DCI2006-00087

DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 20'

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EXHIBIT IV-N
AERIAL

JUL - 3 2007
COMMUNITY DEVELOPMENT

DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-2
DRAWING NUMBER 5 OF 6

DCI 2006-00087

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

650 S.F., per Deviation #1 / Placement

200 S.F., per Deviation #1 / Placement

400 S.F., with required placement

2 BUFFER PER LDC

DUMPSTER

BUILDING PERIMETER PLANTING AREA;
(1,200 S.F. = 10% OF 11,200 S.F.
FIRST FLOOR AREA) ⚠

LOADING AND SERVICE AREA

GRASS OVERFLOW PARKING

BUILDING PERIMETER PLANTING AREA;
(2,300 S.F. = 10% OF 23,000 S.F.
FIRST FLOOR AREA) ⚠

445 S.F., with required placement

15' BUFFER PER LDC

GRASS OVERFLOW PARKING

Covered Unloading

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

LOADING AND SERVICE AREA

BOAT STORAGE
(NOT TO
EXCEED 55')

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

10' BUFFER PER LDC (10' BUFFER PROVIDED)

Office

480 S.F., with required placement

U.S. 41 - TAMIAMI TRAIL

E.O.P.

LOADING AND SERVICE AREA

5' BUFFER PER LDC

725 S.F., per Deviation #1 / Placement

400 S.F., with required placement

200 S.F., per Deviation #1 / Placement

POTENTIAL
INTERCONNECT

EXISTING USE: VACANT
EXISTING ZONING: C-1A

EXISTING USE: VACANT
EXISTING ZONING: AG-2

EASTERLY
RIGHT OF
WAY LINE

LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: 300' TYPE 'A'- 12 TREES REQUIRED
EAST: N/A
SOUTH: 294' - TYPE 'A' - 12 TREES REQUIRED
WEST: 331' - TYPE 'D' - 17 TREES / CONTINUOUS HEDGE

⚠ **BUILDING PERIMETER SUMMARY:**

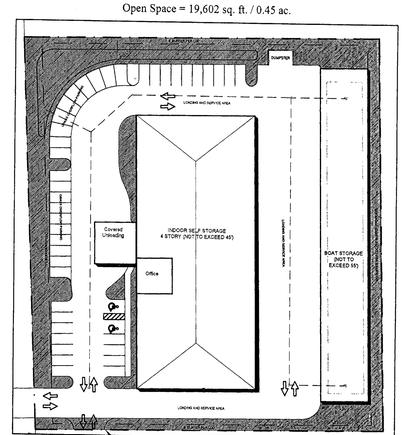
INDOOR S.S.
2,300 S.F. = 925 S.F., Adjacent
1,375 S.F., Displaced
BOAT STORAGE
1,200 S.F. = 800 S.F., Adjacent
400 S.F., Displaced
5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:

ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 S.F. OF LOT AREA / 3,500 S.F. = 29 TREES REQUIRED

⚠⚠] Deviations per Master Concept Plan and listed on sheet 4 of 6

Open Space = 19,602 sq. ft. / 0.45 ac.



OPEN SPACE DIAGRAM Not to Scale

RECEIVED
JUL - 3 2007
COMMUNITY DEVELOPMENT

DCI 2006-00087.

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY:	JSC
DRAWN BY:	ESP
APPROVED:	JSC
JOB CODE:	IRBSZ
SCALE:	1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
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NORTH

LU / BONITA SPRINGS CPD

EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

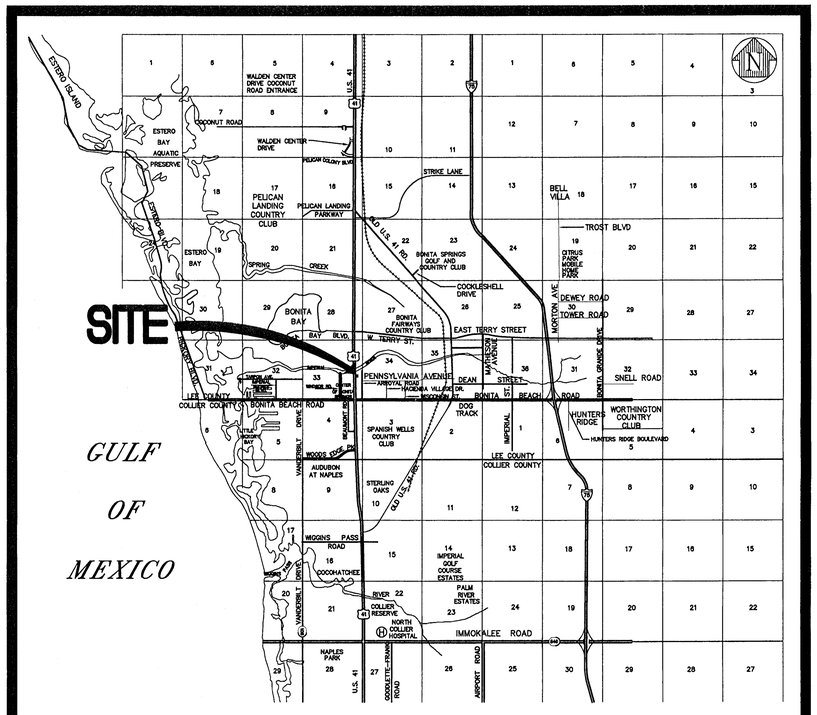
JEFFREY S. CURL, R.L.A., A.S.L.A.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA LICENSE NUMBER LA6666769

MUNICIPALITY:	CITY-OF-BONITA-SPRINGS
SUBMITTAL:	CPD
DATE:	MARCH, 2007
FILE NAME:	IRBSZ-LA2
SHEET	6 OF 6

X:\IRBSZ-LU\BONITA SPRINGS CPD\IRBSZ-LA2.dwg, 7/2/2007 9:44:51 AM, epearce

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
4.	GENERAL NOTES
5.	AERIAL
6.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

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LOCATION MAP

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EXHIBIT II-D
DCI2006-00087

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: NOVEMBER, 2007
FILE NAME: IRBSZ MCP-3
DRAWING NUMBER: 1 OF 6

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-3.dwg, 11/5/2007 4:23:45 PM, \\vw480engineer\RW-480WP

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

2 5' BUFFER PER LDC

GRASS OVERFLOW PARKING

LOADING AND SERVICE AREA 1

GRASS OVERFLOW PARKING

15' BUFFER PER LDC

Covered Unloading

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

3

Office

LOADING AND SERVICE AREA

BOAT STORAGE
(NOT TO EXCEED 55')

NO BUFFER PER LDC (10' BUFFER PROVIDED)

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)

℄

345.4'

E.O.P.

LOADING AND SERVICE AREA 1

10.0'

5' BUFFER PER LDC

EASTERLY RIGHT OF WAY LINE

POTENTIAL INTERCONNECT

EXISTING USE: VACANT
EXISTING ZONING: C-1A

EXISTING USE: VACANT
EXISTING ZONING: AG-2

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NOV 07 2007
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

DCI2006-00087

1. DEVIATIONS

OPEN SPACE = 26,126 SQ. FT.

OWNER/DEVELOPER

LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
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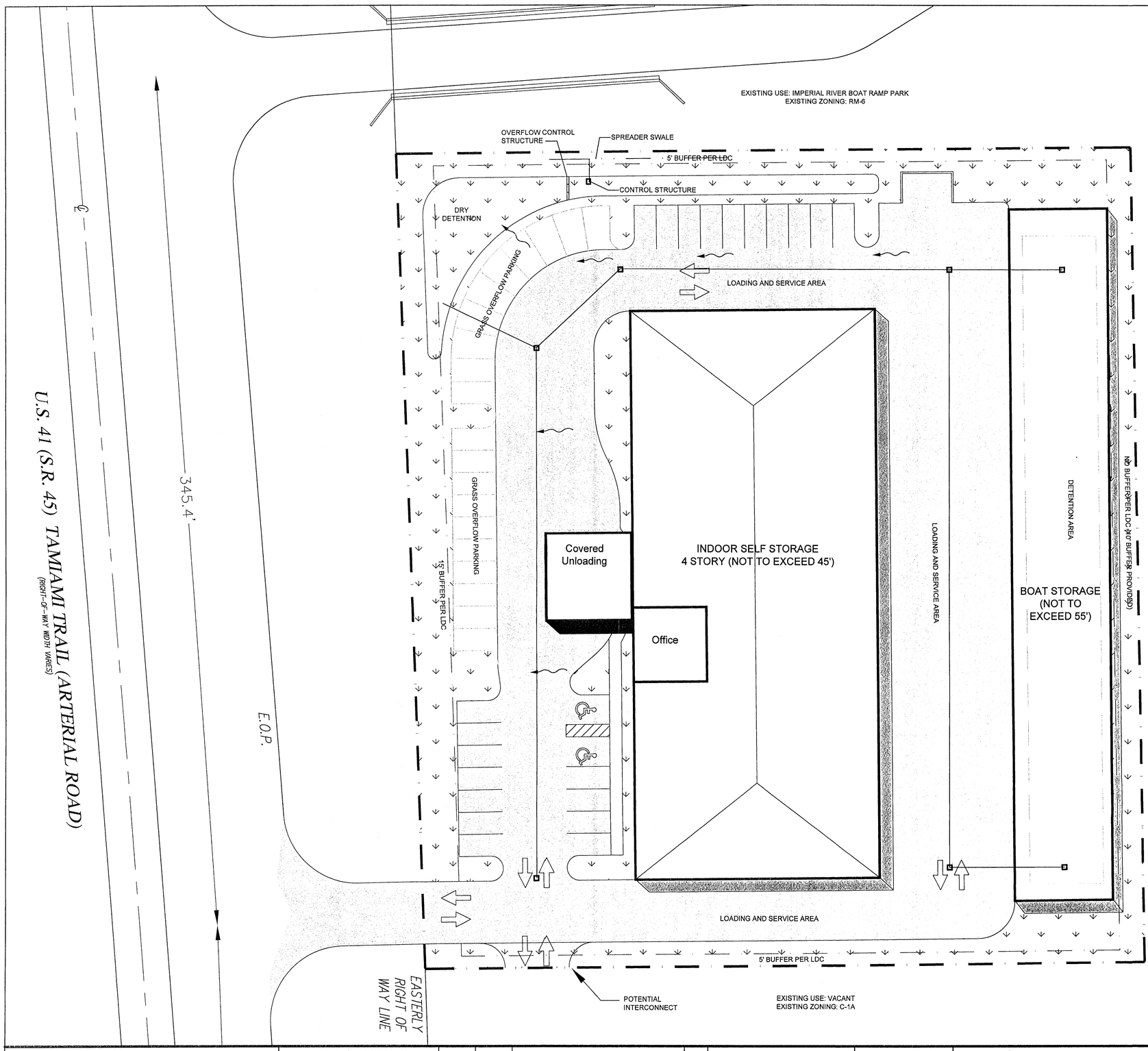
LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-3
DRAWING NUMBER 2 OF 6

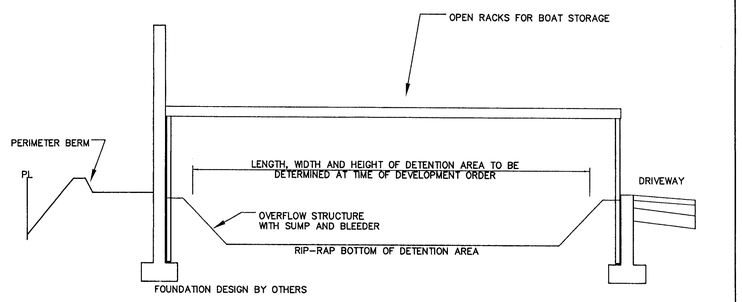
...\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-3.dwg, 11/5/2007 4:23:50 PM, \\vw480engineer\RN-480WP



WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENT/WATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. THE UNDER BUILDING DETENTION WILL BE PROVIDED UNDER THE BOAT STORAGE BUILDING ONLY. THE BOAT STORAGE STRUCTURE WILL PROVIDE RACKED BOAT STORAGE AND WILL HAVE NO FLOOR. THE BUILDING WILL BE ACCESSIBLE ALONG THE ENTIRE DRIVEWAY LENGTH (ON THE WEST SIDE OF THE BUILDING ON CURRENT PLAN). OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2



CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

RECEIVED
NOV 07 2007
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NOV 07 2007
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CIVIL ENGINEERS•LAND SURVEYORS

EXISTING USE: VACANT
EXISTING ZONING: AG-2

DCI2006-00087

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

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LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-3	3 OF 6

...IRBSZ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-3.dwg, 11/6/2007 8:44:56 AM, \\hn450\engineer\RW-48\pw

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.
3. STABILIZED GRASS PARKING SHALL BE PERMITTED TO SATISFY BOAT STORAGE PARKING REQUIREMENTS.

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

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PERMIT COUNTER

DCI2006-00087

(PRO) - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-3.dwg, 11/5/2007 4:23:59 PM, \\rw48\engineer\RW-480WP

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
4	11/07	Revise Deviations	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

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Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4380 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005151 SURVEYING CERT. OF AUTH. LB 0005151 LANDSCAPE ARCHITECT BUSINESS LV 26000266
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-F
GENERAL NOTES

DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-3
DRAWING NUMBER 4 OF 6

DCI2006-00087

DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH

0' 10' 20' 40'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

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LU/BONITA SPRINGS CPD

EXHIBIT IV-N

DCI 2006-00087 AERIAL

RECEIVED
NOV 07 2007
PERMIT COUNTER

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-3	5 OF 6

P:\... PLANNING\DWG\LU BONITA SPRINGS CPD\IRBSZ MCP 3.dwg, 11/5/2007 4:24:04 PM, \\WWRAdmin\mcp (RX - 7600)

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

650 S.F., per Deviation #1 / Placement

200 S.F., per Deviation #1 / Placement

400 S.F., with required placement

5' BUFFER PER LDC

DUMPSTER

BUILDING PERIMETER PLANTING AREA;
(1,200 S.F. = 10% OF 11,200 S.F.
FIRST FLOOR AREA) ⚠

LOADING AND SERVICE AREA

GRASS OVERFLOW PARKING

BUILDING PERIMETER PLANTING AREA;
(2,300 S.F. = 10% OF 23,000 S.F.
FIRST FLOOR AREA) ⚠

445 S.F., with required placement

Covered Unloading

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

Office

480 S.F., with required placement

BOAT STORAGE
(NOT TO
EXCEED 55')

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

15' BUFFER PER LDC

GRASS OVERFLOW PARKING

U.S. 41 - TAMIAMI TRAIL

E.O.P.

LOADING AND SERVICE AREA

5' BUFFER PER LDC

POTENTIAL
INTERCONNECT

725 S.F., per Deviation #1 / Placement

200 S.F., per Deviation #1 / Placement

400 S.F., with required placement

EASTERLY
RIGHT OF
WAY LINE

EXISTING USE: VACANT
EXISTING ZONING: C-1A

EXISTING USE: VACANT
EXISTING ZONING: AG-2

LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: 300' TYPE 'A'- 12 TREES REQUIRED
EAST: N/A
SOUTH: 294' - TYPE 'A' - 12 TREES REQUIRED
WEST: 331' - TYPE 'D' - 17 TREES / CONTINUOUS HEDGE

⚠ **BUILDING PERIMETER SUMMARY:**

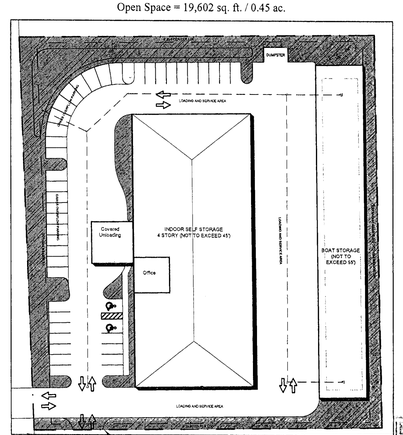
INDOOR S.S.
2,300 S.F. = 925 S.F., Adjacent
1,375 S.F., Displaced
BOAT STORAGE
1,200 S.F. = 800 S.F., Adjacent
400 S.F., Displaced
5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:

ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 S.F. OF LOT AREA / 3,500 S.F. = 29 TREES REQUIRED

⚠⚠] Deviations per Master Concept Plan and listed on sheet 4 of 6

Open Space = 19,602 sq. ft. / 0.45 ac.



OPEN SPACE DIAGRAM — Not to Scale

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CIVIL ENGINEERS•LAND SURVEYORS

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PERMIT COUNTER

DCI 2006-00087

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY: JSC
DRAWN BY: ESP
APPROVED: JSC
JOB CODE: IRBSZ
SCALE: 1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
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WWW.GRADYMINOR.COM

NORTH

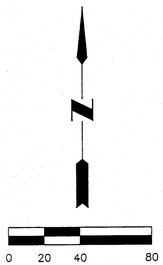
LU / BONITA SPRINGS CPD

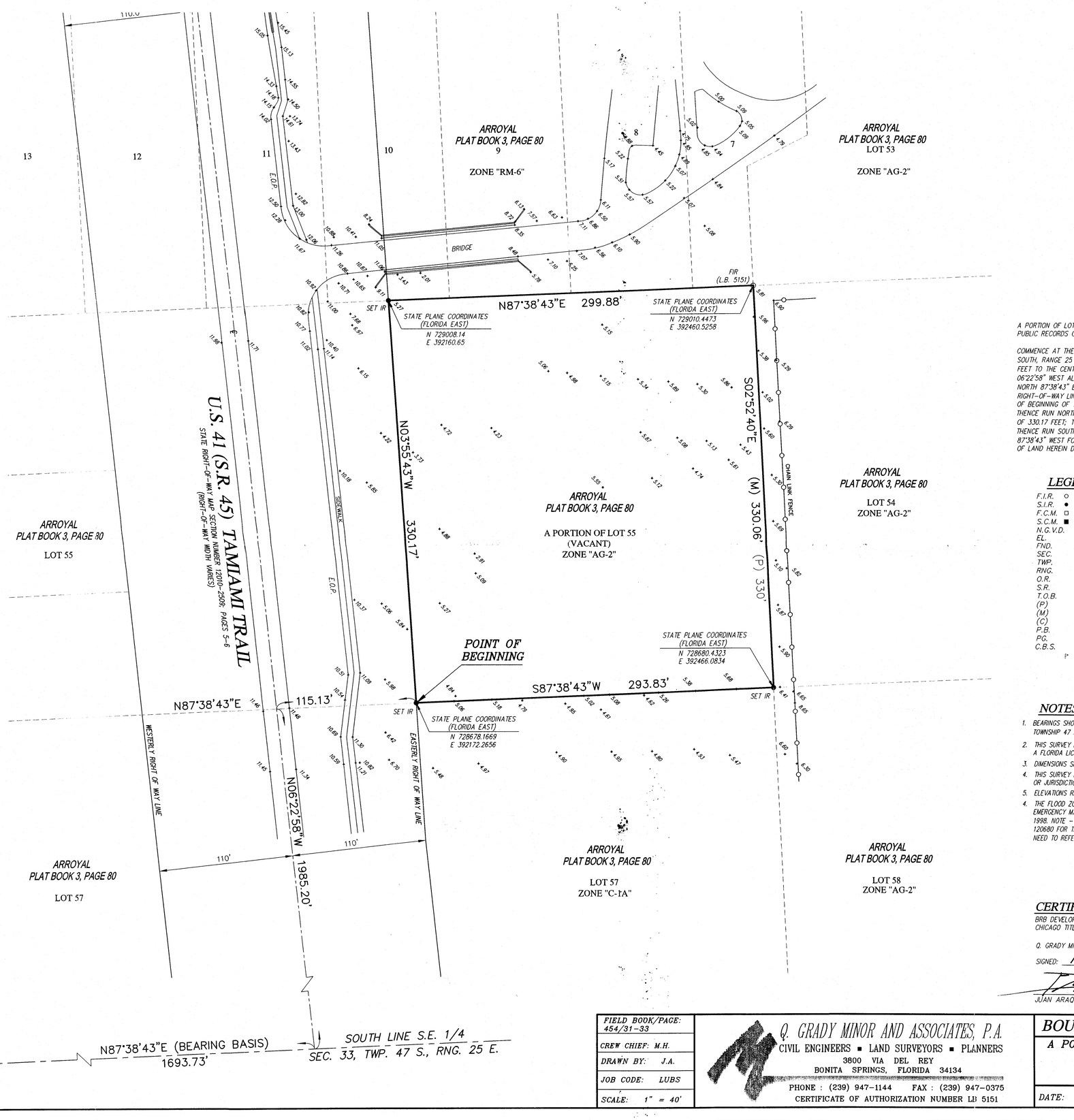
EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

JEFFREY S. CURL, R.L.A., A.S.L.A.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA LICENSE NUMBER LA6666769

MUNICIPALITY: CITY-OF-BONITA-SPRINGS
SUBMITTAL: CPD
DATE: MARCH, 2007
FILE NAME: IRBSZ-LA2
SHEET 6 OF 6

X:\IRBSZ-LU\BONITA SPRINGS CPD\IRBSZ-LA2.dwg, 7/17/2007 9:44:51 AM, epearce





PROPERTY DESCRIPTION

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3, PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGEND

F.I.R.	○	FOUND IRON ROD
S.I.R.	●	SET 5/8" IRON ROD WITH CAP, L.B. #5151
F.C.M.	□	FOUND CONCRETE MONUMENT
S.C.M.	■	SET 4" X 4" CONCRETE MONUMENT, L.B. #5151
N.G.V.D.		NATIONAL GEODETIC VERTICAL DATUM
EL.		ELEVATION
FND.		FOUND
SEC.		SECTION
TWP.		TOWNSHIP
RNG.		RANGE
O.R.		OFFICIAL RECORD
S.R.		STATE ROAD
T.O.B.		TOP OF BANK
(P)		PLAT
(M)		MEASURED
(C)		CALCULATED
P.B.		PLAT BOOK
PG.		PAGE
C.B.S.		CONCRETE BLOCK STRUCTURE
	⚘	FOUND WETLAND MARKER

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COMMUNITY DEVELOPMENT

DCI 2006-00082

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N 87°38'43" E.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN HEREON.
5. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. (N.G.V.D. '29)
4. THE FLOOD ZONE DESIGNATION OF THE PROPERTY IS "AE" ELEVATION 11' ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 125124 0510 D, DATED JULY 20, 1998. NOTE – CURRENT FLOOD INSURANCE RATE MAP 125124 IS CURRENTLY BEING REVISED TO 120680 FOR THE CITY OF BONITA SPRINGS; DOCUMENTS FILED WITH THE CITY OF BONITA SPRINGS NEED TO REFERENCE FLOOD INSURANCE RATE MAP #120680 (NOT IN PRINT).

CERTIFIED TO:

BRB DEVELOPMENT LLC
CHICAGO TITLE INSURANCE COMPANY

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED: 10/9/2006

JUAN ARAQUE — P.S.M. #6405 STATE OF FLORIDA

⚠ ADDED STATE PLANE COORDINATES (FLORIDA EAST); 10/05/2006; JAA
⚠ ADDED TOPOGRAPHIC SURVEY; 9/28/2006; JAA

FIELD BOOK/PAGE:	454/31-33
CREW CHIEF:	M.H.
DRAWN BY:	J.A.
JOB CODE:	LUBS
SCALE:	1" = 40'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

BOUNDARY AND TOPOGRAPHIC SURVEY

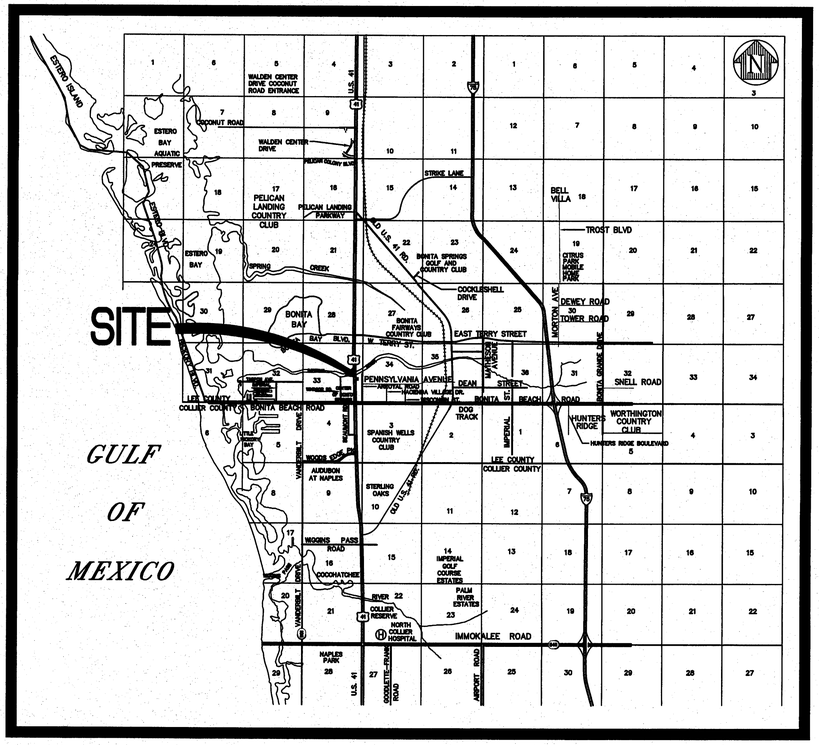
A PORTION OF LOT 55 – ARROYAL SUBDIVISION

PLAT BOOK 3, PAGE 80
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
BONITA SPRINGS, LEE COUNTY, FLORIDA

DATE: JULY, 2005 | DRAWING NUMBER: C-3196

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	MASTER CONCEPT PLAN GENERAL NOTES
4.	AERIAL

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LOCATION MAP

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CIVIL ENGINEERS+LAND SURVEYORS

EXHIBIT II-D

DCI 2006-00087

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: JANUARY 2007
FILE NAME: IRBSZ MCP-1
DRAWING NUMBER: 1 OF 4

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
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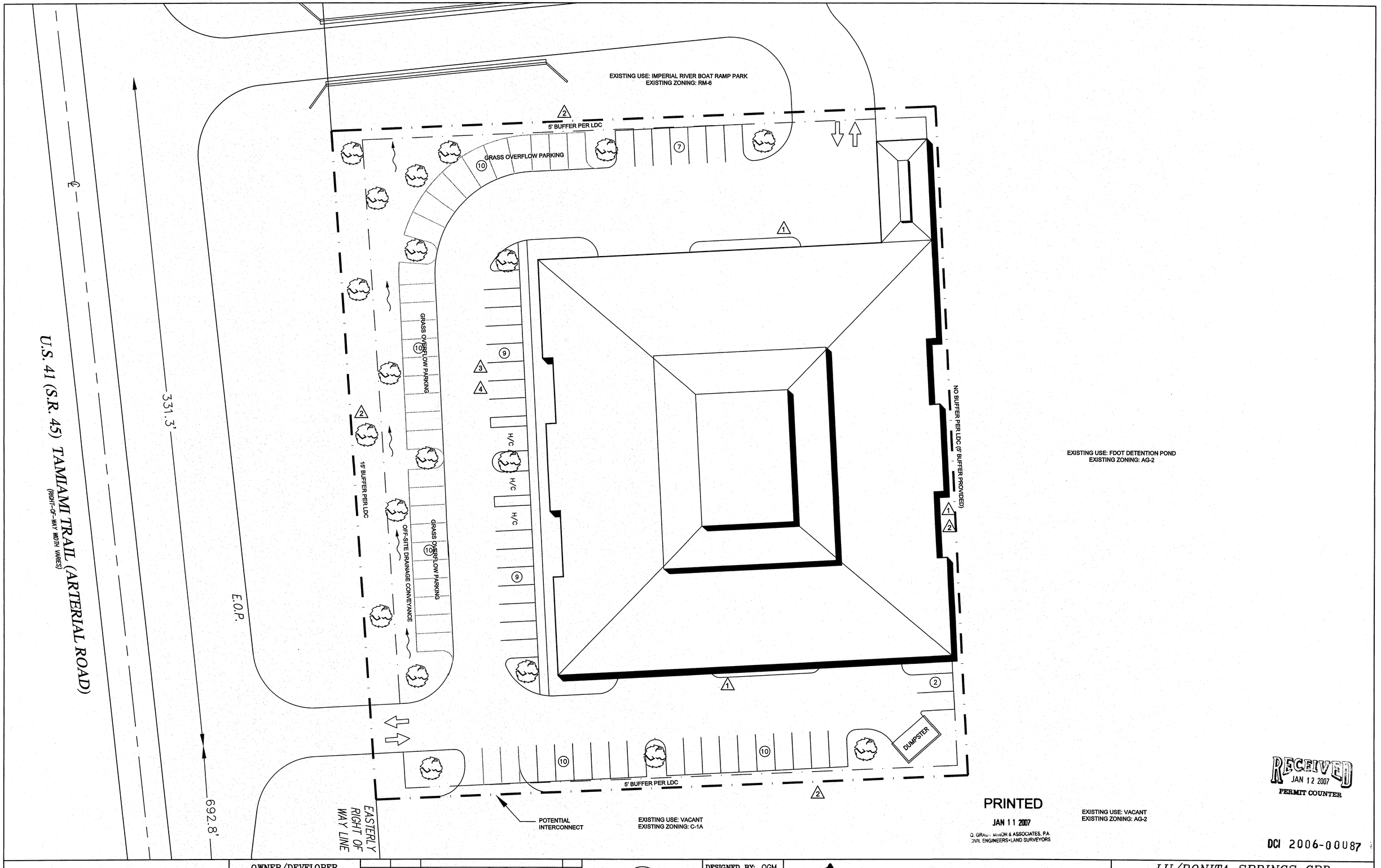

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PRINTED
JAN 11 2007
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

DCI 2006-00087

1. DEVIATIONS

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

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LU/BONITA SPRINGS CPD

EXHIBIT IV–F
MASTER CONCEPT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-1	2 OF 4

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 300)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)

OPEN SPACE
REQUIRED: 0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED: 0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW THE REQUIRED PLANT MATERIAL ON THE NORTH, EAST AND SOUTH SIDES TO BE DISPLACED TO THE WESTERN BUILDING AREA, AND TO PERIMETER LANDSCAPE BUFFERS FOR THE INDOOR SELF STORAGE OR BOAT STORAGE FACILITY ONLY.

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A FIVE-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 15-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

DEVIATION 4: FROM SECTION 34-2020(3)(J) WHICH REQUIRES ONE PARKING SPACE PER FOUR DRY BOAT STORAGE STALLS TO ALLOW ONE PARKING SPACE PER 12 DRY BOAT STORAGE STALLS AND UP TO 30 STABILIZED GRASS PARKING SPACES.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.

2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%

MAXIMUM BUILDING AREA:

INDOOR STORAGE/BOAT STORAGE	110,000 SQUARE FEET
OFFICE	25,000 SQUARE FEET
RETAIL	15,000 SQUARE FEET

SETBACKS

	PROPOSED
NORTH	15'
SOUTH	25'
EAST	5'
WEST	25'

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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RECEIVED
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PERMIT COUNTER

DCI 2006-00087

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
1	1/2/07	Per County Comments	SU

PRINTED
JAN 11 2007
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

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ENGINEERING CERT. OF AUTH. EB 000151 SURVEYING CERT. OF AUTH. LB 000151 LANDSCAPE ARCHITECT BUSINESS LV 26000266
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN
GENERAL NOTES

DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-1
DRAWING NUMBER 3 OF 4

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By

NORTH

0' 10' 20' 40'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

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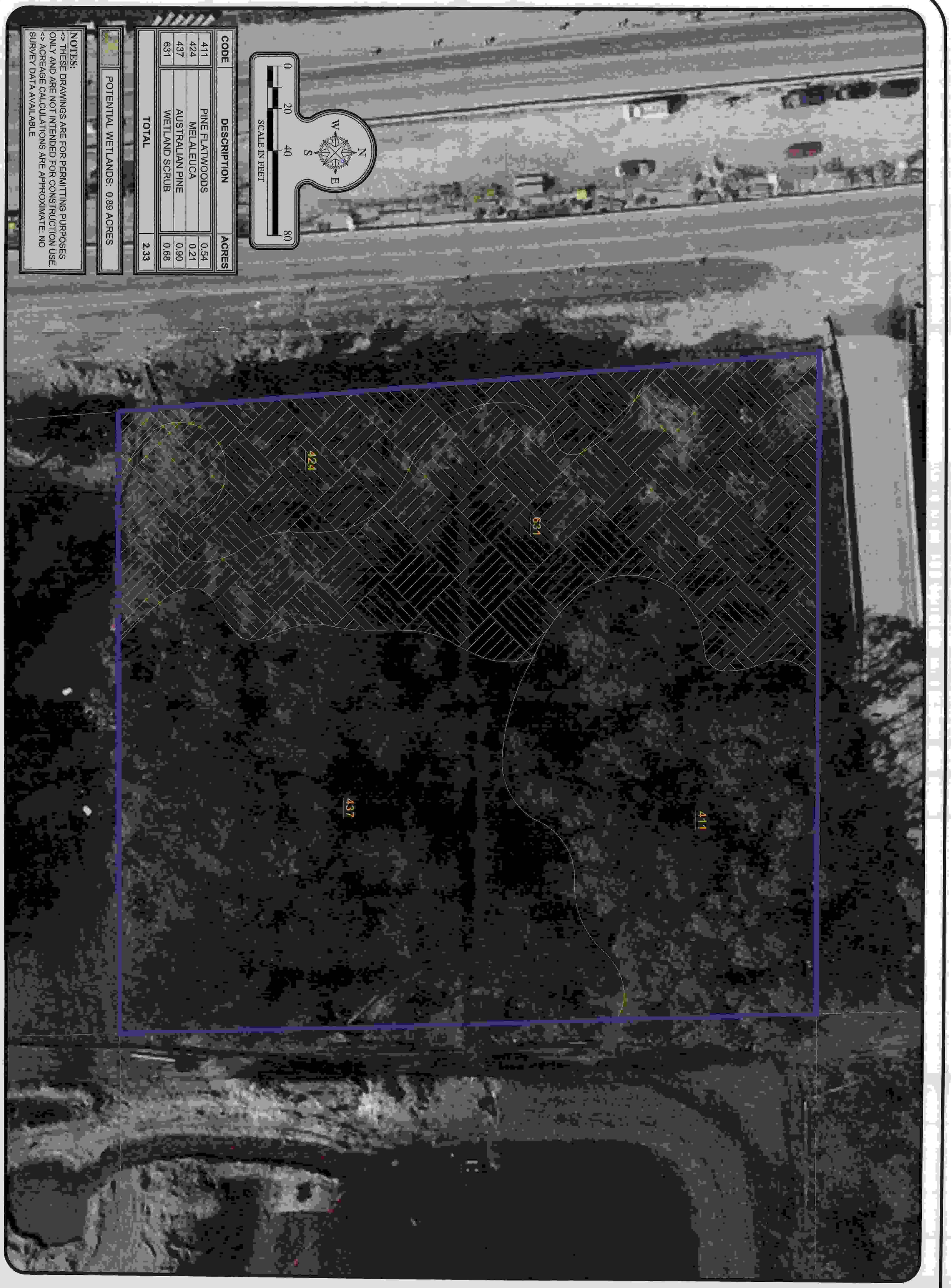
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV–N
DCI 2006-00087
AERIAL

RECEIVED
JAN 12 2007
PERMIT CENTER

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-1	4 OF 4



CODE	DESCRIPTION	ACRES
411	PINE FLATWOODS	0.54
424	MELALEUCA	0.21
437	AUSTRALIAN PINE	0.90
631	WETLAND SCRUB	0.68
	TOTAL	2.33

POTENTIAL WETLANDS: 0.89 ACRES

NOTES:
<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
<> ACREAGE CALCULATIONS ARE APPROXIMATE: NO SURVEY DATA AVAILABLE

DRAWN BY: SS	REVIEWED BY: TTT
PROJECT #: 0627	SHEET: 1 OF 1
DATE: 05-09-06	
SCALE: 1"=20'	

TAB NAME: Flucfcs (24X36)	REVISIONS:
2005 AERIAL	N/A
	N/A
FILE NAME: P:\0627 BRB Bonita Property\Drawings\Flucfcs.dwg	

TURRELL & ASSOCIATES, INC.
Marine & Environmental Consulting
3584 Exchange Ave. Suite B,
Naples, Fl. 34104-3732
Phone: (239) 643-0166
Fax: (239) 643-6632
email: tuna@turrell-associates.com

BRB BONITA PROPERTY
SITE FLUCFCS MAP

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COMMUNITY DEVELOPMENT

DCI 2006-00087

BRB BONITA PROPERTY

LEE COUNTY SOILS MAP

CODE	SOIL DESCRIPTION
10	POMPANO FINE SAND
28	IMMOKALEE SAND

NOTES:
<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
<> SOIL DATA PROVIDED BY: **United States Department of Agriculture's Soil Survey of Lee County Area, Florida.**

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Fax: (239) 643-6632
email: tuna@turrell-associates.com

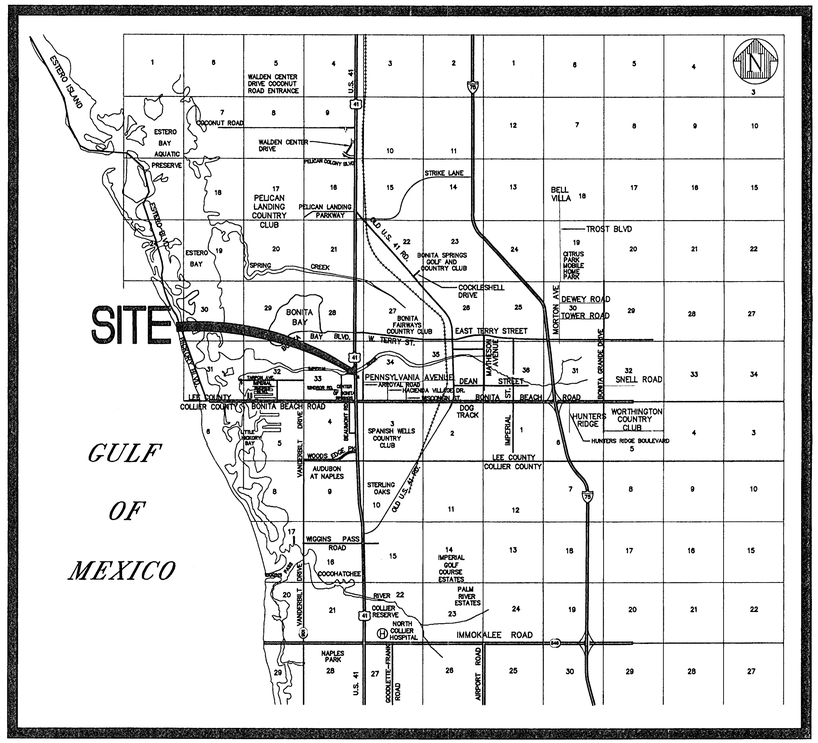
REVISIONS:
N/A
N/A

FILE NAME: P:\DCI Files Projects\Zoning\Plots.dwg
PLOT NAME: Plotfs (24X36)

DRAWN BY: SS
COMPLETED BY: TTT
PROJECT #: 0627
SHEET: 1 OF 1
DATE: 05-09-06
SCALE: 1"=200'

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



LOCATION MAP

OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	MASTER CONCEPT PLAN GENERAL NOTES
4.	AERIAL

Q. GRADY MINOR & ASSOCIATES, P.A.
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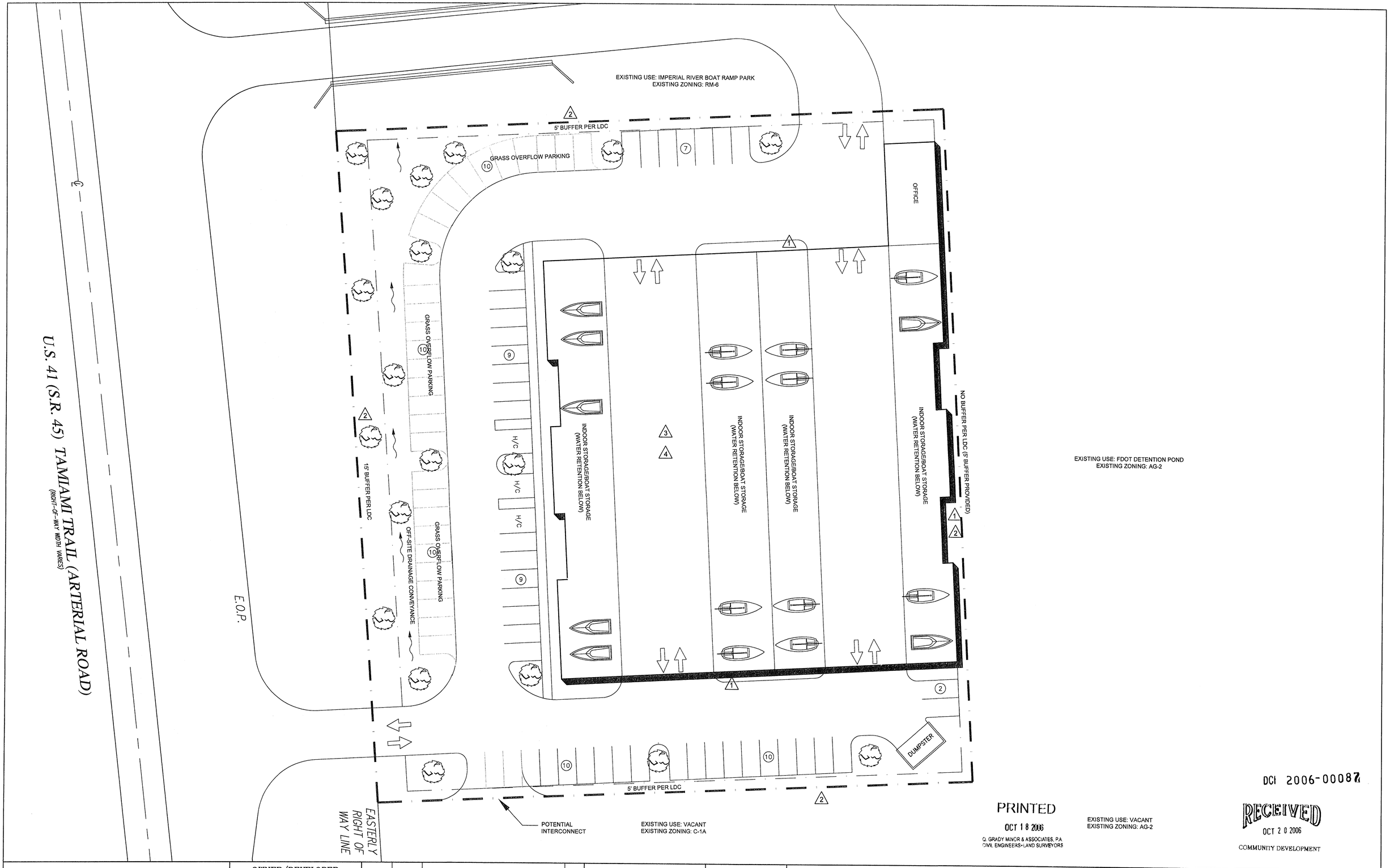
EXHIBIT II-D

DCI 2006-00087

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE:
FILE NAME: IRBSZ MCP-1
DRAWING NUMBER: 1 OF 4



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COMMUNITY DEVELOPMENT

1. DEVIATIONS

OWNER/DEVELOPER

LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By

NORTH
0' 10' 20' 40'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
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WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-1	2 OF 4

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE)
MINI-WAREHOUSES (INDOOR SELF STORAGE)
RETAIL, ACCESSORY
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%)
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

GENERAL COMMERCIAL BUILDING STANDARDS

SETBACKS

	PROPOSED
NORTH	15'
SOUTH	25'
EAST	5'
WEST	25'

BUILDING PERIMETER PLANTING = 10% OF BUILDING FOOTPRINT

REQUIRED = 4,069 SQ. FT.

PROVIDED = 4,860 SQ. FT. (PER DEVIATION #1)

DEVELOPMENT REGULATIONS

	CPD
MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100'
MINIMUM LOT DEPTH:	100'
MAXIMUM BUILDING HEIGHT:	55' (BOAT STORAGE), 45' MINI WARHOUSE (INDOOR SELF STORAGE)
MAXIMUM LOT COVERAGE:	80%

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW THE REQUIRED PLANT MATERIAL ON THE NORTH, EAST AND SOUTH SIDES TO BE DISPLACED TO PERIMETER LANDSCAPE BUFFERS.

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A FIVE-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 15-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

DEVIATION 4: FROM SECTION 34-2020(3)(J) WHICH REQUIRES ONE PARKING SPACE PER FOUR DRY BOAT STORAGE STALLS TO ALLOW ONE PARKING SPACE PER 12 DRY BOAT STORAGE STALLS PLUS 30 STABILIZED GRASS PARKING SPACES.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

DCI 2006-00087

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OCT 20 2006
COMMUNITY DEVELOPMENT

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By

PRINTED
OCT 18 2006
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
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WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD
EXHIBIT IV-F
MASTER CONCEPT PLAN
GENERAL NOTES

DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-1
DRAWING NUMBER 3 OF 4

PRINTED
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COMMUNITY DEVELOPMENT

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By

NORTH
0' 10' 20' 40'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

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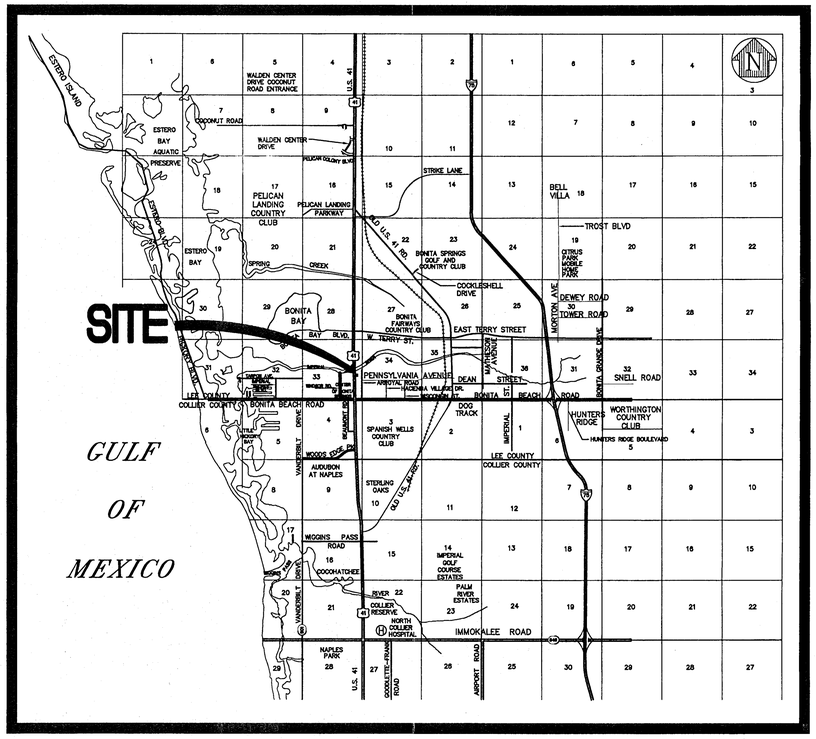
LU/BONITA SPRINGS GRD.

EXHIBIT IV-N
DCI 2006-00087 AERIAL

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-1	4 OF 4

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
4.	GENERAL NOTES
5.	AERIAL
6.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

DCI 2006-00087
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APR 08 2008
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LOCATION MAP

PRINTED
APR 08 2008
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CIVIL ENGINEERS+LAND SURVEYORS

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EXHIBIT II-D
DCI2006-00087

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: NOVEMBER, 2007
FILE NAME: IRBSZ MCP-4
DRAWING NUMBER: 1 OF 6

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-5.dwg, 4/3/2008 10:47:11 AM, \\ws45\engpmc1RXN-4600XP

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

5' BUFFER PER LDC

LOADING AND SERVICE AREA

Covered Unloading

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

Office

15' BUFFER PER LDC

LOADING AND SERVICE AREA

BOAT STORAGE
(NOT TO EXCEED 55')

NO BUFFER PER LDC (10' BUFFER PROVIDED)

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2

LOADING AND SERVICE AREA

10.0'

5' BUFFER PER LDC

POTENTIAL INTERCONNECT

EXISTING USE: VACANT
EXISTING ZONING: C-1A

EXISTING USE: VACANT
EXISTING ZONING: AG-2

345.4'

℄

E.O.P.

EASTERLY RIGHT OF WAY LINE

U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)

DCI 2006-00087

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DCI2006-00087

1. DEVIATIONS

OPEN SPACE = 26,126 SQ. FT.

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 20'

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LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE: AUGUST 2006 | FILE NAME: IRBSZ MCP-5 | DRAWING NUMBER 2 OF 6

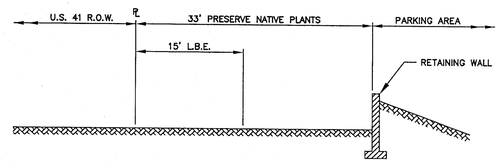
EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

SPREADER SWALE
5' BUFFER PER LDC
CONTROL STRUCTURE
DRY DETENTION
LOADING AND SERVICE AREA
Covered Unloading
INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')
Office
15' BUFFER PER LDC
LOADING AND SERVICE AREA
DETENTION AREA
NO BUFFER PER LDC (10' BUFFER PROVIDED)
BOAT STORAGE
(NOT TO EXCEED 55')
LOADING AND SERVICE AREA
5' BUFFER PER LDC
POTENTIAL INTERCONNECT
EXISTING USE: VACANT
EXISTING ZONING: C-1A

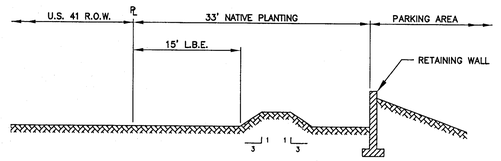
345.4'
℄
U.S. 41 (S.R. 45) TAMIAMI TRAIL (ARTERIAL ROAD)
(RIGHT-OF-WAY WIDTH VARIES)
E.O.P.
EASTERLY RIGHT OF WAY LINE

WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENT/WATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. THE UNDER BUILDING DETENTION WILL BE PROVIDED UNDER THE BOAT STORAGE BUILDING ONLY. THE BOAT STORAGE STRUCTURE WILL PROVIDE RACKED BOAT STORAGE AND WILL HAVE NO FLOOR. THE BUILDING WILL BE ACCESSIBLE ALONG THE ENTIRE DRIVEWAY LENGTH (ON THE WEST SIDE OF THE BUILDING ON CURRENT PLAN). OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.



SECTION A
N.T.S.



SECTION B
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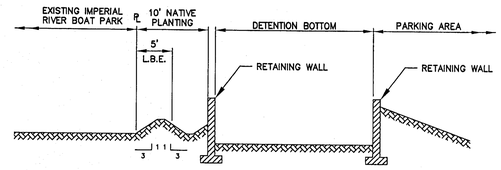
EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2



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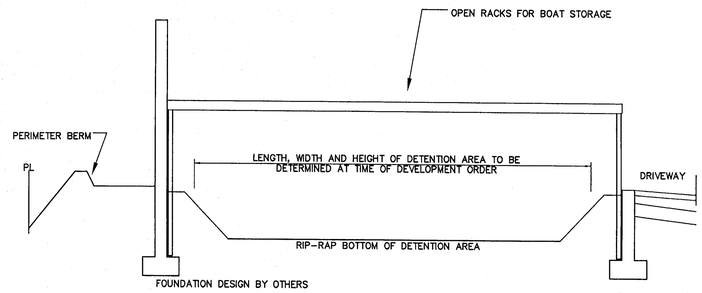

CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

EXISTING USE: VACANT
EXISTING ZONING: AG-2

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OWNER/DEVELOPER
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800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
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4	1/08	Add Parallel Parking	SU
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NORTH
0' 10' 20' 40'

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WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-4
DRAWING NUMBER 3 OF 6

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
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TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.
3. STABILIZED GRASS PARKING SHALL BE PERMITTED TO SATISFY BOAT STORAGE PARKING REQUIREMENTS.

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

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DCI2006-00087
DCI 2006-00087

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
4	11/07	Revise Deviations	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

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Q. GRADY MINOR & ASSOCIATES, P.A.
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DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
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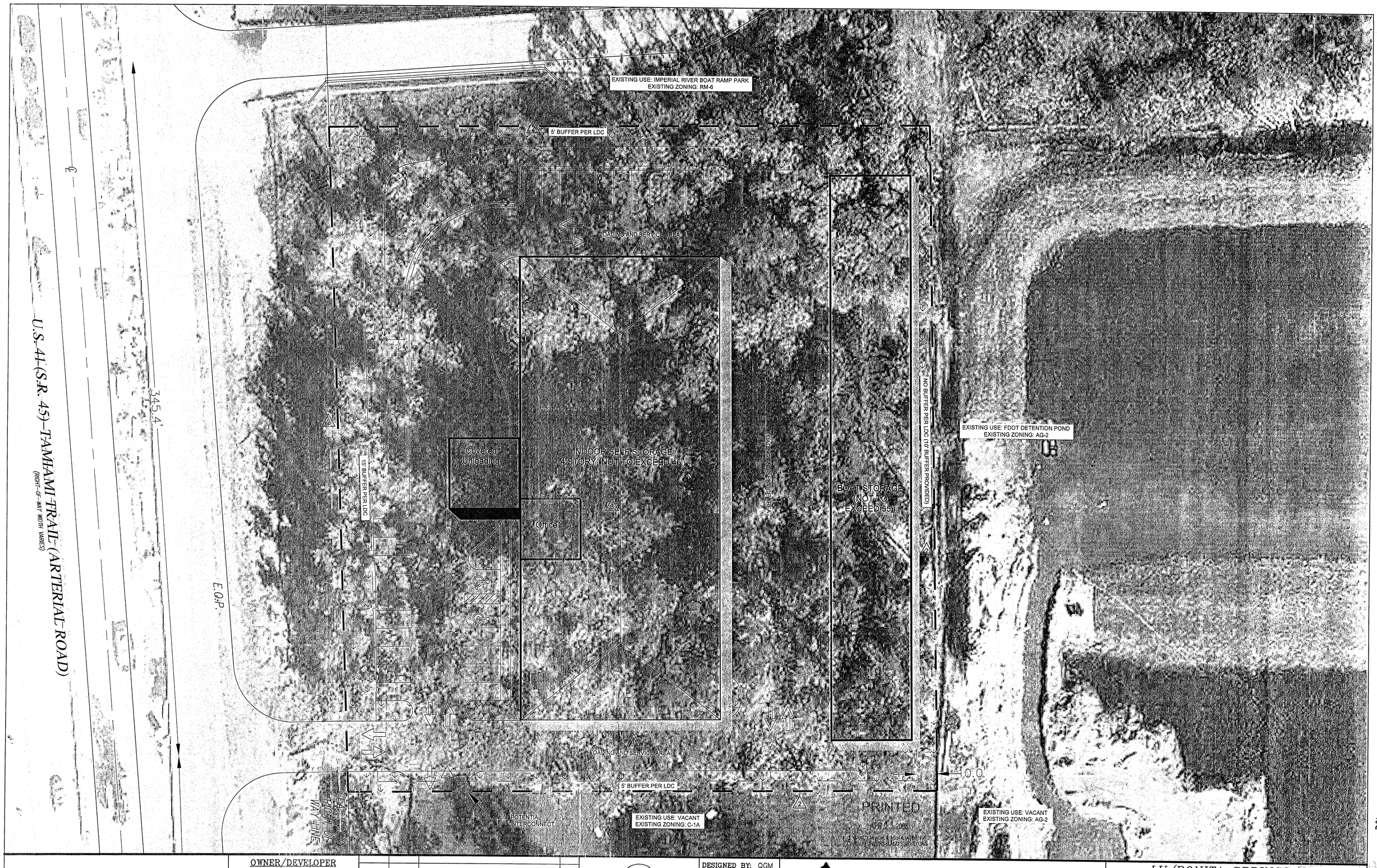
WWW.GRADYMINOR.COM

LU/BONITA SPRINGS CPD

EXHIBIT IV–F
GENERAL NOTES

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-4	4 OF 6



DCI2006-00087

DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH

0' 10' 20' 40'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
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EXHIBIT IV-N
AERIAL

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-4	5 OF 6

DCI 2006-00087

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

Live Oak (4)

200 S.F., per Deviation #1 / Wax Myrtle Placement

650 S.F., per Deviation #1 / Wax Myrtle Placement

400 S.F., with required placement of Wax Myrtle & Cocplum

Bald Cypress, Red Maple, Pop Ash, Swamp Bay((6 total) one or combination of, to be determined at time of D.O.)

5' BUFFER PER LDC

Red Maple (8)

Leather Fern

Dry Detentention

BUILDING PERIMETER PLANTING AREA;
(1,200 S.F. = 10% OF 11,200 S.F. FIRST FLOOR AREA) ⚠

Sabal Palms, Bald Cypress, Pop Ash, Red Maple, Swamp Bay ((11 total) one or combination of, to be determined at time of D.O.

Red Maple (6)

LOADING AND SERVICE AREA

Live Oak (4)

18' Sabal Palms (7)

BUILDING PERIMETER PLANTING AREA;
(2,300 S.F. = 10% OF 23,000 S.F. FIRST FLOOR AREA) ⚠

Live Oak (4)

Red Maple (2)

Live Oak (2)

Cordgrass / Fakahatchee Grass

Carolina Willow double staggered hedge

Leather Fern, Giant Bulrush, Fire Flag, (one or combination of, to be determined at D.O.

445 S.F., with required placement of Beautyberry

Covered Unloading

INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')

LOADING AND SERVICE AREA

BOAT STORAGE (NOT TO EXCEED 55')

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2
NO BUFFER PER LDC (10' BUFFER PROVIDED)

Red Maple (7)

Sabal Palms (7)

5' BUFFER PER LDC

18' Sabal Palms (7)

Office

480 S.F., with required placement of Beautyberry

U.S. 41 - TAMIAMI TRAIL

E.O.P.

Live Oak (5)

Red Maple (1)

Understory, 1/2 Wax Myrtle & 1/2 Cocoplum
5' O.C. = 64 ±

Sabal Palms (5)

Live Oak (2)

Red Maple (2)

18' Sabal Palms (16)

LOADING AND SERVICE AREA

18' Sabal Palms (11)

5' BUFFER PER LDC

Red Maple (2)

EASTERLY RIGHT OF WAY LINE

POTENTIAL INTERCONNECT

Live Oak (2)

EXISTING USE: VACANT
EXISTING ZONING: C-1A

Red Maple (2)

725 S.F., per Deviation #1 / Wax Myrtle Placement

Sabal Palms (9)

400 S.F., with required placement of Wax Mytle & Cocoplum

Live Oak (2)

200 S.F., per Deviation #1 / Wax Myrtle Placement

EXISTING USE: VACANT
EXISTING ZONING: AG-2

LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: **300' TYPE 'A'- 12 Trees Required**
EAST: **N/A**
SOUTH: **294' - TYPE 'A' - 12 Trees Required**
WEST: **331' - TYPE 'D' - 17 Trees / Continuous Hedge**

⚠ BUILDING PERIMETER SUMMARY:

INDOOR S.S.
2,300 S.F. = 925 S.F., Adjacent
1,375 S.F., Displaced

BOAT STORAGE
1,200 S.F. = 800 S.F., Adjacent
400 S.F., Displaced

5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:

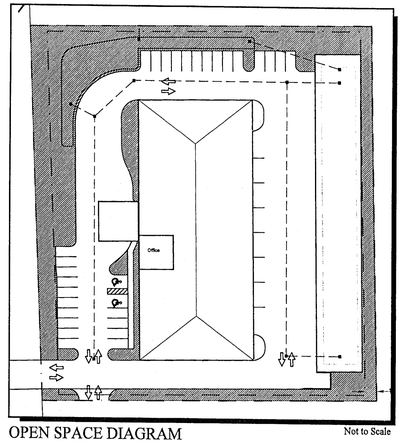
ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 s.f. of Lot Area / 3,500 s.f. = 29 Trees Required

⚠⚠] Deviations per Master Concept Plan and listed on sheet 4 of 6

PLANT SCHEDULE:

TAG	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	NATIVE
TREES					
AC	6	Red Maple	Acer rubrum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
AC²	24	Red Maple	Acer rubrum	12' O.A., 6' SPR., 5' C.T.	Y
QV	25	Live Oak	Quercus virginiana	12' O.A., 6' SPR., 5' C.T.	Y
TA	6	Bald Cypress	Taxodium distichum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
PALMS					
SP	80	Sabal Palm	Sabal palmetto		Y
SHRUBS / ACCENTS					
ACR	190	Leather Fern	Acrostichum danaeifolium	1 G., 24" x 24", 48" O.C.	Y
CAL	119	American Beautyberry	Callicarpa americana	3 G., 24" x 24", 36" O.C.	Y
CHR	148	Carolina Willow	Salix caroliniana	3 G., 24" x 24", double staggered row	Y
CHR/MYR	181	Cocoplum / Wax Myrtle	Chrysobalanus icaco / Myrica cerifera	50 / 50 mix, 3 G., 24" x 24", 60" O.C.	Y
MYR	228	Wax Myrtle	Myrica cerifera	3 G., 24" x 24", 36" O.C.	Y
SPA / FAK	408	Cordgrass / Fakahatchee Grass	Sartina bakerii / Tripsacum floridana	50 / 50 mix, 1 G., 24" x 24", 48" O.C.	Y
GROUNDCOVERS / VINES / OTHERS					
SOD	T.B.D.	St. Augustine	Stenotaphrum secondatum 'Floratam'	Set on raked, suitable soil / remove rocks > 3/4" dia. / tight joints	N
	T.B.D.	Mulch		Florimuch, 3" thick after watering in **	
	T.B.D.	Planting Soil		7.0 pH, low fines, 60% organics (see L.A.)	
	T.B.D.	Root Barrier		Concrete per details / submit alt. to L.A.	

Open Space = 19,602 sq. ft. / 0.45 ac.



OPEN SPACE DIAGRAM — Not to Scale

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DCI 2006-00067

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY:	QGM
DRAWN BY:	ESP
APPROVED:	DKC
JOB CODE:	IRBSZ
SCALE:	1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
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NORTH

LU / BONITA SPRINGS CPD

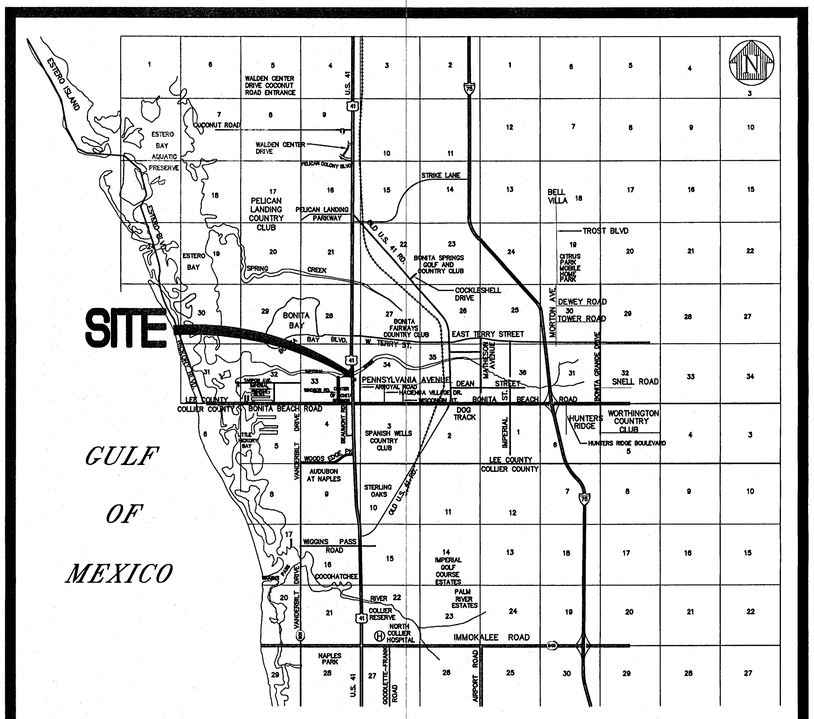
EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

DAVID KENT CARLYLE, R.L.A., A.S.L.A. 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 FLORIDA LICENSE NUMBER LA1517

MUNICIPALITY:	CITY-OF-BONITA-SPRINGS
SUBMITTAL:	CPD
DATE:	MARCH, 2007
FILE NAME:	IRBSZ-LA3
SHEET	6 OF 6

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



LOCATION MAP

OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
4.	GENERAL NOTES
5.	AERIAL
6.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

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EXHIBIT II-D
DCI2006-00087

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PRINTED
MAY 16 2008
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CIVIL ENGINEERS+LAND SURVEYORS

DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: MAY, 2008
FILE NAME: IRBSZ MCP-5
DRAWING NUMBER: 1 OF 6

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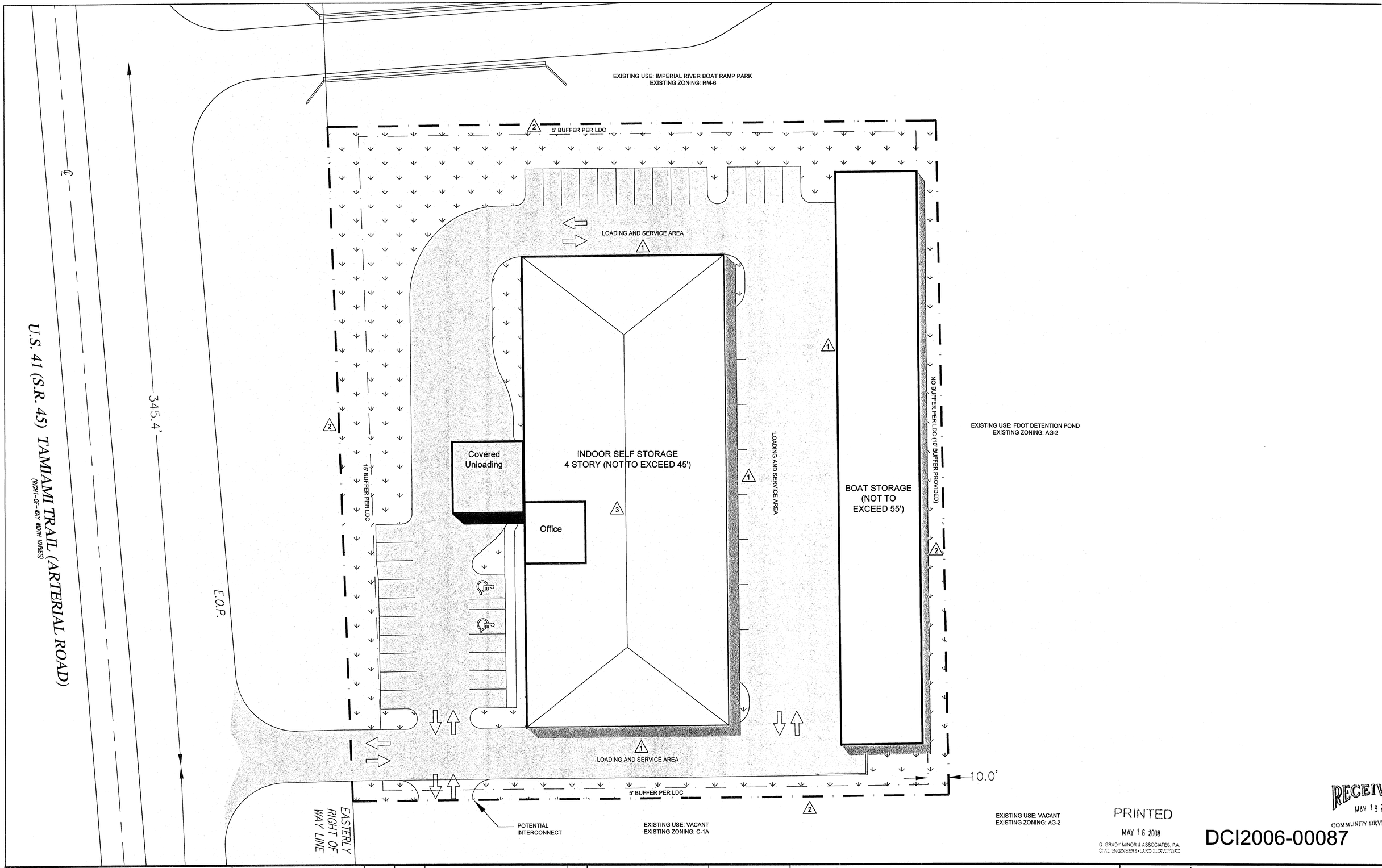

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COMMUNITY DEVELOPMENT

PRINTED
MAY 16 2008
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS•LAND SURVEYORS

DCI2006-00087

1. DEVIATIONS

OPEN SPACE = 26,126 SQ. FT.

OWNER/DEVELOPER

LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
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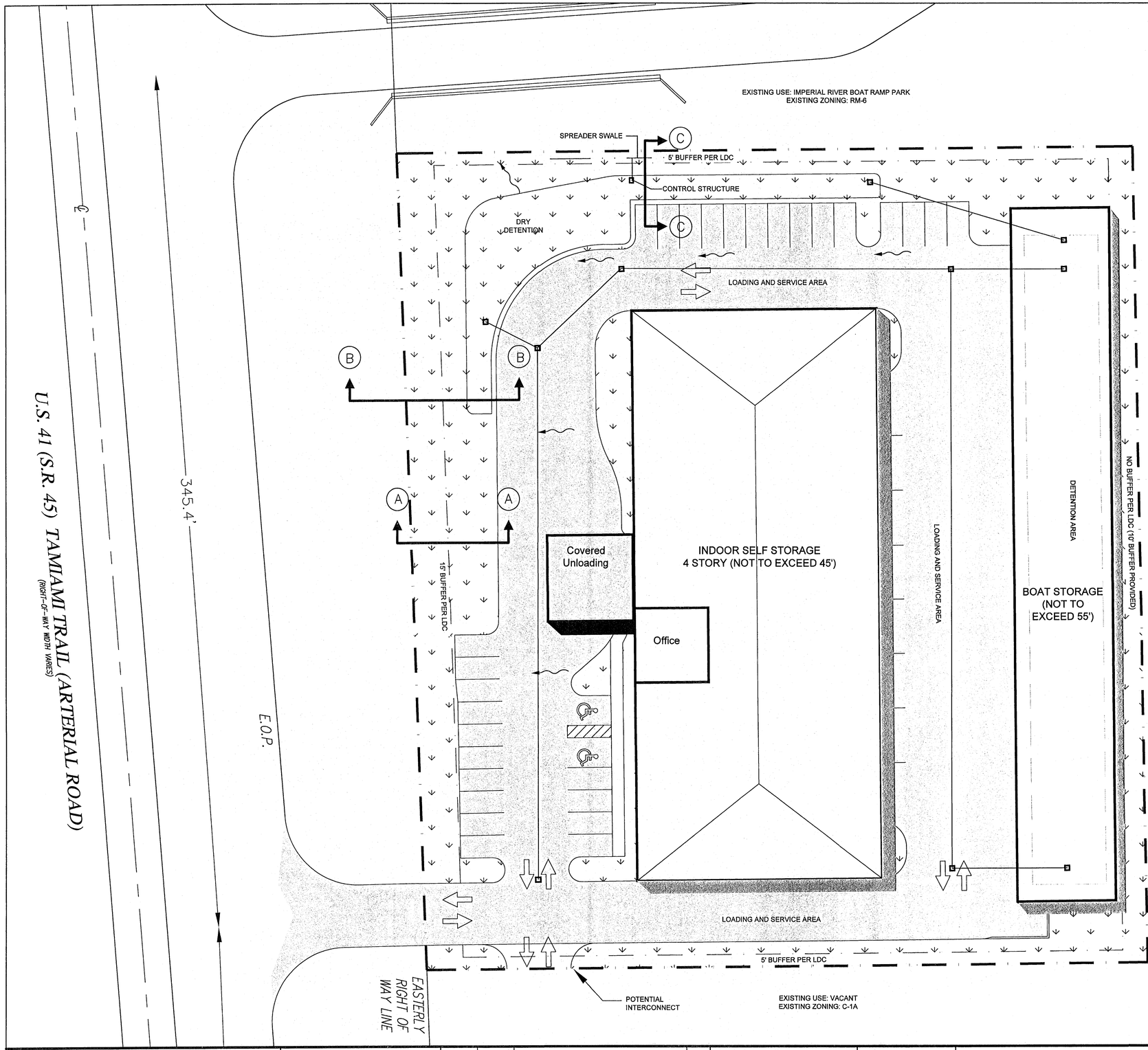
LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

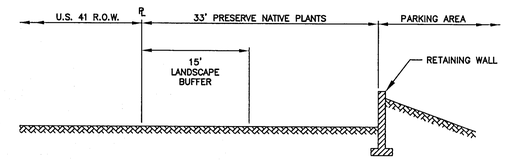
DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-5
DRAWING NUMBER 2 OF 6

G:\PROJ - PLANNING DWGS\LU BONITA SPRINGS CPD\IRBSZ MCP-5.dwg, 5/13/2008 9:59:32 AM, \\vw480engineer\RW-480WP

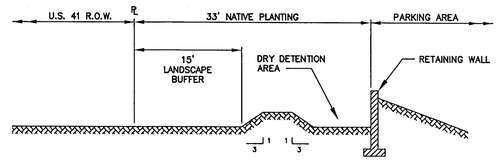


WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENT/WATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. THE UNDER BUILDING DETENTION WILL BE PROVIDED UNDER THE BOAT STORAGE BUILDING ONLY. THE BOAT STORAGE STRUCTURE WILL PROVIDE RACKED BOAT STORAGE AND WILL HAVE NO FLOOR. THE BUILDING WILL BE ACCESSIBLE ALONG THE ENTIRE DRIVEWAY LENGTH (ON THE WEST SIDE OF THE BUILDING ON CURRENT PLAN). OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.

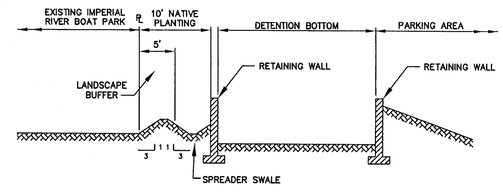


SECTION A
N.T.S.

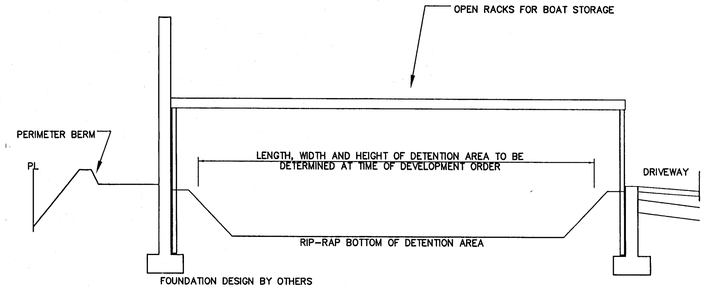


SECTION B
N.T.S.

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2



SECTION C
N.T.S.



CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

EXISTING USE: VACANT
EXISTING ZONING: AG-2

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COMMUNITY DEVELOPMENT

PRINTED
MAY 16 2008
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CIVIL ENGINEERS•LAND SURVEYORS

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800 FRONTAGE ROAD
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5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 20'

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LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE: AUGUST 2006 | FILE NAME: IRBSZ MCP-5 | DRAWING NUMBER 3 OF 6

G:\PROJ - PLANNING\DWGS\LU BONITA SPRINGS\GPD\IRBSZ MCP-5.dwg, 5/13/2008 9:59:36 AM, Vavi460bmgineerRNV-460NP

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO TEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

RECEIVED
MAY 19 2008
COMMUNITY DEVELOPMENT
DCI2006-00087

OWNER/DEVELOPER
LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
4	11/07	Revise Deviations	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

PRINTED
MAY 16 2008
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS+LAND SURVEYORS

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4580 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005151 SURVEYING CERT. OF AUTH. LB 0005151 LANDSCAPE ARCHITECT BUSINESS LV 26000266
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LU/BONITA SPRINGS CPD

EXHIBIT IV-F
GENERAL NOTES

DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-5
DRAWING NUMBER 4 OF 6

DCI2006-00087

DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH

0' 10' 20' 40'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

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EXHIBIT IV-
AERIAL
DCI2006-00087

RECEIVED
MAY 19 2008
COMMUNITY DEVELOPMENT

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-4	5 OF 6

EXISTING USE: IMPERIAL RIVER BOAT RAMP PARK
EXISTING ZONING: RM-6

Live Oak (4)
200 S.F., per Deviation #1 / Wax Myrtle Placement
650 S.F., per Deviation #1 / Wax Myrtle Placement
400 S.F., with required placement of Wax Myrtle & Cocplum
Red Maple (8)
BUFFER PER LDC
Bald Cypress, Red Maple, Pop Ash, Swamp Bay((6 total) one or combination of, to be determined at time of D.O.)
Leather Fern
Dry Detentention
BUILDING PERIMETER PLANTING AREA; (1,200 S.F. = 10% OF 11,200 S.F. FIRST FLOOR AREA) ⚠
Sabal Palms, Bald Cypress, Pop Ash, Red Maple, Swamp Bay ((11 total) one or combination of, to be determined at time of D.O.
Red Maple (6)
LOADING AND SERVICE AREA
Live Oak (4)
18' Sabal Palms (7)
BUILDING PERIMETER PLANTING AREA; (2,300 S.F. = 10% OF 23,000 S.F. FIRST FLOOR AREA) ⚠
Live Oak (4)
Red Maple (2)
Live Oak (2)
Cordgrass / Fakahatchee Grass
Carolina Willow double staggered hedge
445 S.F., with required placement of Beautyberry
Leather Fern, Giant Bulrush, Fire Flag, (one or combination of, to be determined at D.O.
INDOOR SELF STORAGE
4 STORY (NOT TO EXCEED 45')
Covered Unloading
BOAT STORAGE (NOT TO EXCEED 55')
LOADING AND SERVICE AREA
5' BUFFER PER LDC (10' BUFFER PROVIDED)
EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2
Red Maple (7)
Sabal Palms (7)
18' Sabal Palms (7)
Office
480 S.F., with required placement of Beautyberry
Understory, 1/2 Wax Myrtle & 1/2 Cocoplum 5' O.C. = 64 ±
Live Oak (5)
Red Maple (1)
Live Oak (2)
Sabal Palms (5)
Red Maple (2)
18' Sabal Palms (16)
18' Sabal Palms (11)
U.S. 41 - TAMIAMI TRAIL
E.O.P.
LOADING AND SERVICE AREA
5' BUFFER PER LDC
Red Maple (2)
Live Oak (2)
EASTERLY RIGHT OF WAY LINE
POTENTIAL INTERCONNECT
EXISTING USE: VACANT
EXISTING ZONING: C-1A
Red Maple (2)
725 S.F., per Deviation #1 / Wax Myrtle Placement
Sabal Palms (9)
200 S.F., per Deviation #1 / Wax Myrtle Placement
Live Oak (2)
400 S.F., with required placement of Wax Mytle & Cocoplum
EXISTING USE: VACANT
EXISTING ZONING: AG-2

LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: **300' TYPE 'A'- 12 Trees Required**
EAST: **N/A**
SOUTH: **294' - TYPE 'A' - 12 Trees Required**
WEST: **331' - TYPE 'D' - 17 Trees / Continuous Hedge**

⚠ BUILDING PERIMETER SUMMARY:

INDOOR S.S.
2,300 S.F. = 925 S.F., Adjacent
1,375 S.F., Displaced
BOAT STORAGE
1,200 S.F. = 800 S.F., Adjacent
400 S.F., Displaced
5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:

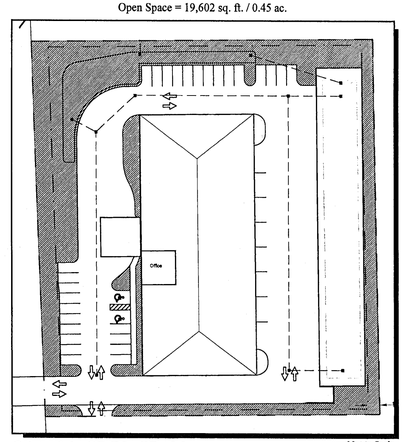
ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 s.f. of Lot Area / 3,500 s.f. = 29 Trees Required

⚠ ⚠] Deviations per Master Concept Plan and listed on sheet 4 of 6

PLANT SCHEDULE:

TAG	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	NATIVE
TREES					
AC	6	Red Maple	Acer rubrum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
AC²	24	Red Maple	Acer rubrum	12' O.A., 6' SPR., 5' C.T.	Y
QV	25	Live Oak	Quercus virginiana	12' O.A., 6' SPR., 5' C.T.	Y
TA	6	Bald Cypress	Taxodium distichum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
PALMS					
SP	80	Sabal Palm	Sabal palmetto		Y
SHRUBS / ACCENTS					
ACR	190	Leather Fern	Acrostichum danaeifolium	1 G., 24" x 24", 48" O.C.	Y
CAL	119	American Beautyberry	Callicarpa americana	3 G., 24" x 24", 36" O.C.	Y
CHR	148	Carolina Willow	Salix caroliniana	3 G., 24" x 24", double staggered row	Y
CHR/MYR	181	Cocoplum / Wax Myrtle	Chrysobalanus icaco / Myrica cerifera	50 / 50 mix, 3 G., 24" x 24", 60" O.C.	Y
MYR	228	Wax Myrtle	Myrica cerifera	3 G., 24" x 24", 36" O.C.	Y
SPA / FAK	408	Cordgrass / Fakahatchee Grass	Sartina bakerii / Tripsacum floridana	50 / 50 mix, 1 G., 24" x 24", 48" O.C.	Y
GROUNDCOVERS / VINES / OTHERS					
SOD	T.B.D.	St. Augustine	Stenotaphrum secondatum 'Floratam'	Set on raked, suitable soil / remove rocks > 3/4" dia. / tight joints	N
	T.B.D.	Mulch		Florimuch, 3" thick after watering in **	
	T.B.D.	Planting Soil		7.0 pH, low fines, 60% organics (see L.A.)	
	T.B.D.	Root Barrier		Concrete per details / submit alt. to L.A.	

Open Space = 19,602 sq. ft. / 0.45 ac.



OPEN SPACE DIAGRAM Not to Scale

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MAY 16 2008
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CIVIL ENGINEERS•LAND SURVEYORS

DC2006-00082

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY:	QGM
DRAWN BY:	ESP
APPROVED:	DKC
JOB CODE:	1RBSZ
SCALE:	1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
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WWW.GRADYMINOR.COM

NORTH

LU / BONITA SPRINGS CPD

EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

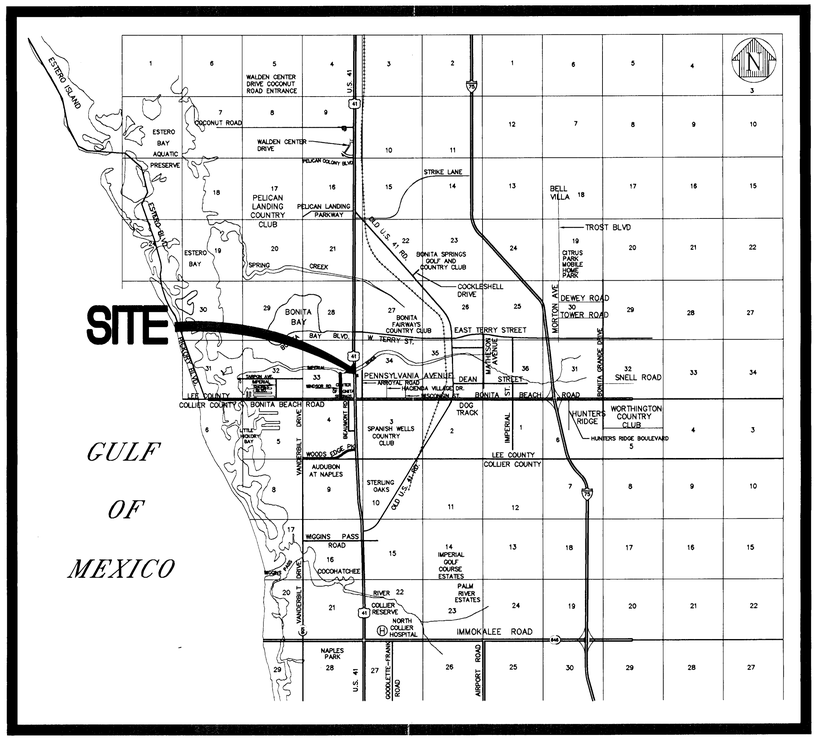
DAVID KENT CARLYLE, R.L.A., A.S.L.A. 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 FLORIDA LICENSE NUMBER LA1517

RECEIVED
MAY 19 2008
COMMUNITY DEVELOPMENT

MUNICIPALITY:	CITY-OF-BONITA-SPRINGS
SUBMITTAL:	CPD
DATE:	MARCH, 2007
FILE NAME:	1RBSZ-LA3
SHEET	6 OF 6

LU/BONITA SPRINGS CPD

LOCATED IN
SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



OWNER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1.	COVER SHEET AND INDEX OF DRAWINGS
2.	MASTER CONCEPT PLAN
3.	MASTER CONCEPT PLAN (ALT-1)
4.	CONCEPTUAL SURFACE WATER MANAGEMENT PLAN
5.	GENERAL NOTES
6.	AERIAL
7.	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN
8.	CONCEPTUAL RETAINING WALL PLAN

APPROVED
Master Concept Plan
Site Plan # ZD-08-019 Page 1 of 8
Subject to conditions in Ordinance ZD-08-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS

LOCATION MAP

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EXHIBIT II-D
DCI2006-00087

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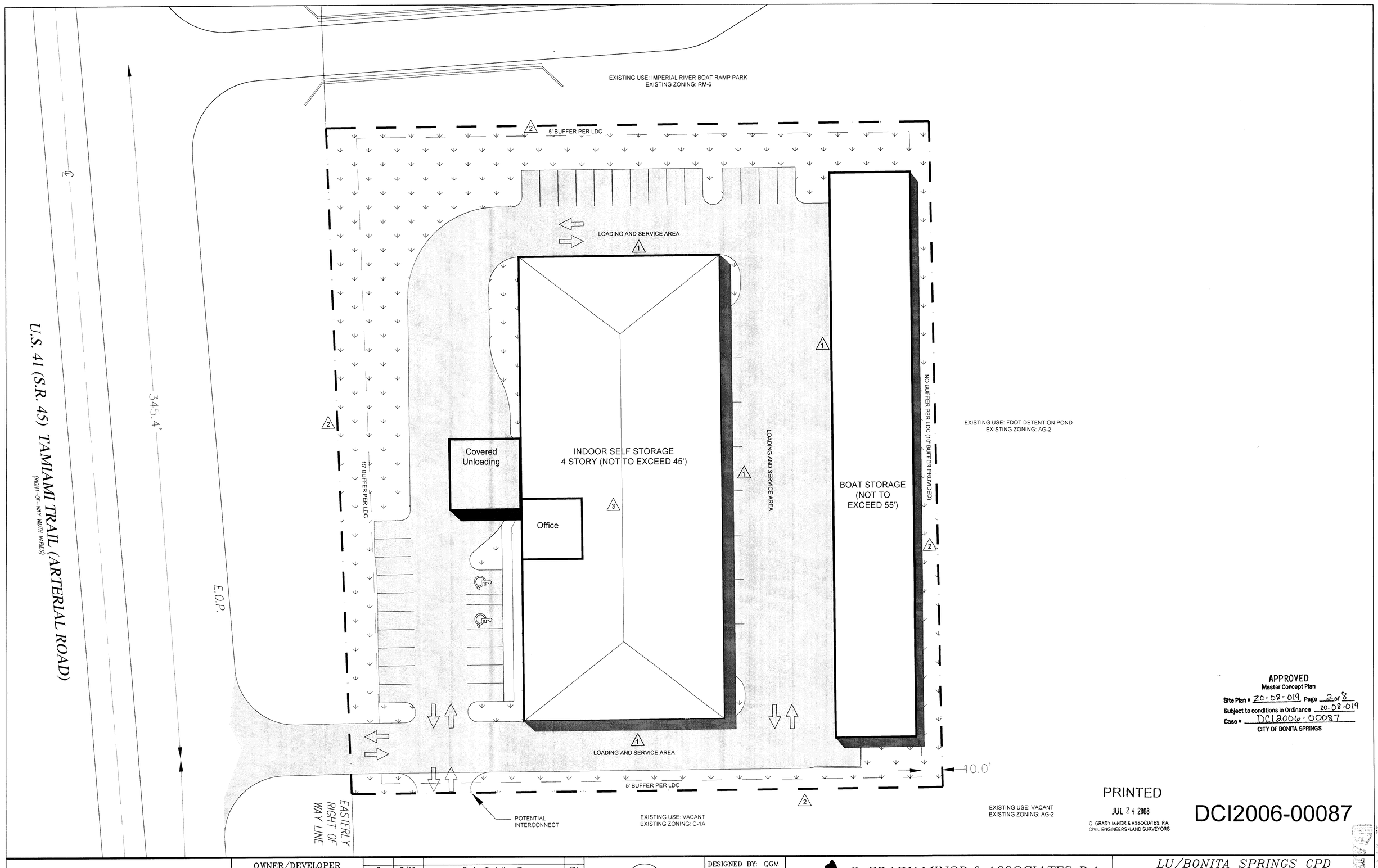
DESIGN BY: SJU
DRAWN BY: SJU
APPROVED: DWA
DATE: AUGUST 2006
REVISION DATE: JULY, 2008
FILE NAME: IRBSZ MCP-6
DRAWING NUMBER: 1 OF 8

DCI 2006-00087



APPROVED
Master Concept Plan
Site Plan # 20-08-019 Page 2 of 8
Subject to conditions in Ordinance 20-08-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS

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JUL 24 2008
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CIVIL ENGINEERS•LAND SURVEYORS

DCI2006-00087

1. DEVIATIONS

OPEN SPACE = 26,126 SQ. FT.

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
7	7/08	Revise Deviation #1	SU
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: 1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
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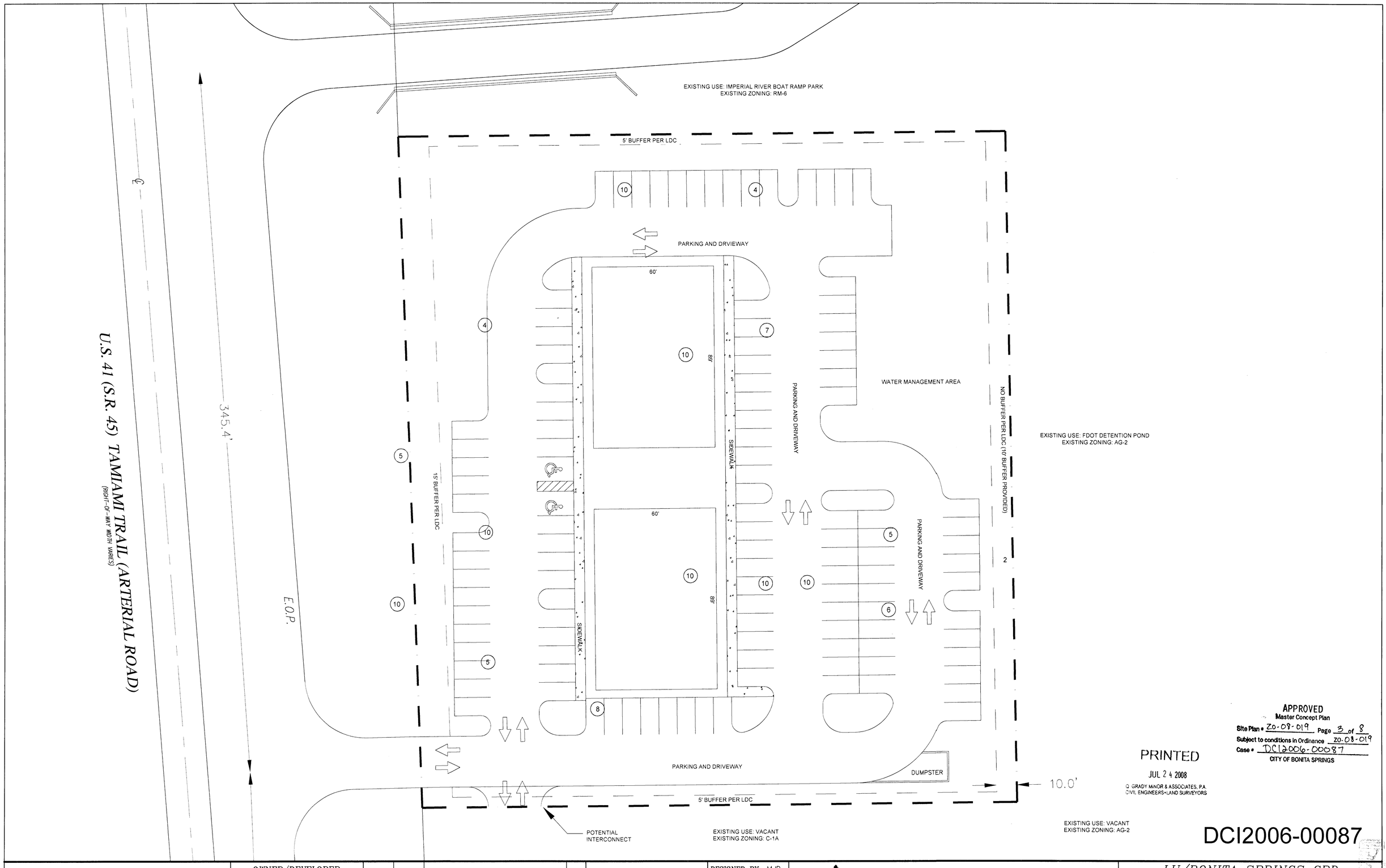
LU/BONITA SPRINGS CPD

EXHIBIT IV-F
MASTER CONCEPT PLAN

DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-6
DRAWING NUMBER 2 OF 8

DCI 2006-00087



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CIVIL ENGINEERS•LAND SURVEYORS

APPROVED
Master Concept Plan
Site Plan # Z0-08-019 Page 3 of 8
Subject to conditions in Ordinance Z0-08-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS

DCI2006-00087

(10) DENOTES NUMBER OF PARKING SPACES

OPEN SPACE AND WATER MANAGEMENT

OWNER/DEVELOPER
LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By

NORTH
0' 10' 20' 40'

DESIGNED BY: MJD
DRAWN BY: LJH
APPROVED: MJD
JOB CODE: IRBSZ
SCALE: 1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
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LU/BONITA SPRINGS CPD

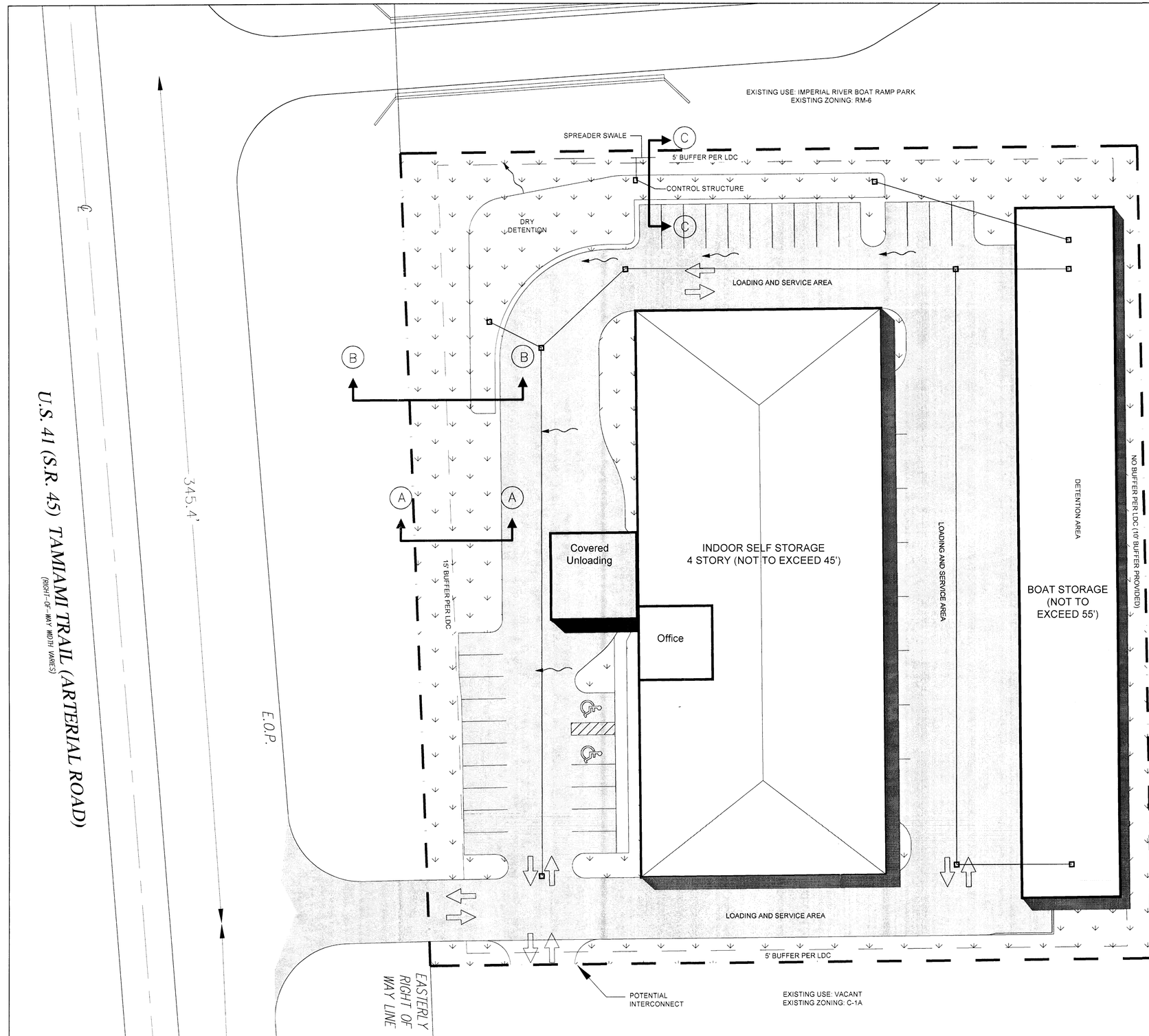
EXHIBIT IV-F
MASTER CONCEPT PLAN (ALT. 1)

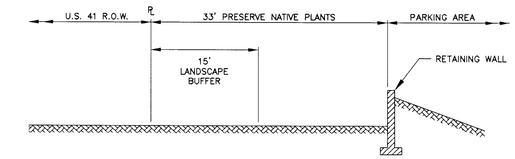
DATE: JULY, 2008
FILE NAME: IRBSZ MCP-ALT-1
DRAWING NUMBER 3 OF 8

DCI 2006-00087

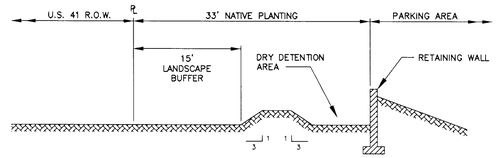
WATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THE DEVELOPED SITE WILL BE COLLECTED AND DIRECTED TO A DRY PRE-TREATMENT AREA. ONCE PRE-TREATMENT/WATER QUALITY VOLUMES ARE ACHIEVED, THE STORMWATER WILL OVERFLOW INTO AN UNDER BUILDING DETENTION AREA. THE UNDER BUILDING DETENTION WILL BE PROVIDED UNDER THE BOAT STORAGE BUILDING ONLY. THE BOAT STORAGE STRUCTURE WILL PROVIDE RACKED BOAT STORAGE AND WILL HAVE NO FLOOR. THE BUILDING WILL BE ACCESSIBLE ALONG THE ENTIRE DRIVEWAY LENGTH (ON THE WEST SIDE OF THE BUILDING ON CURRENT PLAN). OFF-SITE DISCHARGE WILL BE CONTROLLED WITH A DRAINAGE STRUCTURE THAT DISCHARGES TO THE NORTH VIA AN ON-SITE SPREADER SWALE.



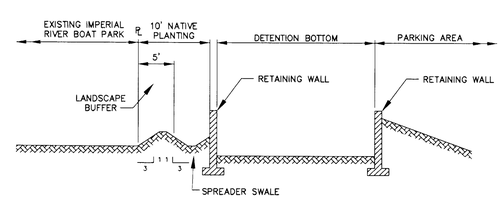


SECTION A
N.T.S.



SECTION B
N.T.S.

EXISTING USE: FDOT DETENTION POND
EXISTING ZONING: AG-2



SECTION C
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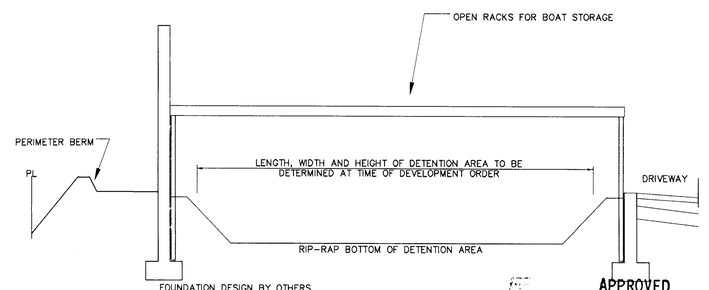

CROSS-SECTION
UNDER BUILDING DETENTION AREA
N.T.S.

EXISTING USE: VACANT
EXISTING ZONING: AG-2

APPROVED
Master Concept Plan
Site Plan # 20-08-019 Page 4 of 8
Subject to conditions in Ordinance 20-08-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS

PRINTED
JUL 24 2008
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CIVIL ENGINEERS+LAND SURVEYORS

DCI2006-00087

OWNER/DEVELOPER

LU BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH
0' 10' 20' 40'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

Q. GRADY MINOR & ASSOCIATES, P.A.
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LU/BONITA SPRINGS CPD

EXHIBIT IV-1
CONCEPTUAL SURFACE WATER MANAGEMENT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	RBSZ MCP-6	4 OF 8

DCI 2006-00087

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
BOAT REPAIR AND SERVICE
ENTRANCE GATES
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
MARINA (DRY STORAGE, MAXIMUM 100)
MINI-WAREHOUSES (INDOOR SELF STORAGE, MAXIMUM 1,000 STORAGE UNITS)
OFFICE, GENERAL
RETAIL, SPECIALTY (GROUPS 1-4)
STORAGE, DEAD
SIGNS, IN CONFORMANCE WITH THE LDC
WAREHOUSE (PUBLIC)

PROJECT PLANNING SUMMARY:

FLUM DESIGNATION:	GENERAL COMMERCIAL
EXISTING ZONING:	AG-2
PROPOSED ZONING:	CPD, COMMERCIAL PLANNED DEVELOPMENT
PROJECT ACREAGE:	2.25± ACRES
STRAP NUMBERS:	01-48-25-B1-00002.0040
ADDRESS:	27661 SOUTH TAMIAMI TRAIL
TOTAL AREA:	2.25 ACRES
BUILDING AREA:	110,000 SQUARE FEET
MAX. LOT COVERAGE:	1.81± ACRES (80%)
OPEN SPACE	
REQUIRED:	0.45± ACRES (20%) 2.25 AC. X 20% = 0.45 ACRES
PROVIDED:	0.45± ACRES (20%)
(NO INDIGENOUS VEGETATION)	

SCHEDULE OF DEVIATIONS:

DEVIATION 1: FROM SECTION 3-416(B) WHICH REQUIRES BUILDING PERIMETER LANDSCAPE PLANTINGS EQUAL TO FIFTEEN PERCENT OF THE BUILDING FOOTPRINT ABUTTING ALL SIDES OF THE BUILDING TO ALLOW A PORTION OF THE REQUIRED PLANT MATERIAL ON THE NORTH, WEST AND SOUTH SIDES OF THE SELF STORAGE AND BOAT STORAGE BUILDINGS TO BE DISPLACED AS SHOWN ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN. WHERE BUILDING INGRESS AND EGRESS POINTS PROHIBIT LANDSCAPE MATERIAL INSTALLATION THE TOTAL PERIMETER PLANTING AREA PROVIDED SHALL EQUAL 10% OF THE BUILDING FOOTPRINT. THIS DEVIATION IS APPLICABLE ONLY FOR THE INDOOR SELF STORAGE AND BOAT STORAGE FACILITY USES. (PLEASE REFER TO CALCULATION ON THE CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN).

DEVIATION 2: FROM SECTIONS 34-935(B)(1)B AND 34-935(B)(1)E WHICH PROVIDE FOR MINIMUM BUILDING SETBACKS FROM PROPERTY BOUNDARIES TO ALLOW A 10-FOOT SETBACK FROM THE EASTERN PROPERTY LINE, A 20-FOOT SETBACK FROM THE NORTHERN PROPERTY LINE AND A 25-FOOT SETBACK FROM THE WESTERN AND SOUTHERN PROPERTY LINES.

DEVIATION 3: FROM SECTION 34-2020(3)(G) WHICH REQUIRES MINI-WAREHOUSES TO PROVIDE ONE PARKING SPACE PER 25 STORAGE UNITS TO ALLOW PROVISION OF ONE PARKING SPACE PER 100 STORAGE UNITS.

GENERAL NOTES:

1. THE MCP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DURING THE D.O. PROCESS, IN ACCORDANCE WITH THE LDC.
2. LEE TRAN ROUTE 150 HAS A DEDICATED STOP AT THE BONITA KMART. THIS PROJECT HAS NO ACCESS TO BUS STOP.

DEVELOPMENT STANDARDS

MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	55 FEET (BOAT STORAGE), 45 FEET MINI WAREHOUSE (INDOOR SELF STORAGE), 35 FEET OFFICE OR RETAIL
MAXIMUM LOT COVERAGE:	80%
MAXIMUM BUILDING AREA:	
INDOOR STORAGE / BOAT STORAGE	100,000 SQUARE FEET INDOOR SELF STORAGE AND 100 DRY BOAT STORAGE SPACES OR
OFFICE / RETAIL	25,000 SQUARE FEET*

*LIMITED TO A MAXIMUM OF 15,000 SQUARE FEET OF RETAIL

SETBACKS

	PROPOSED
NORTH	20'
SOUTH	25'
EAST	10'
WEST	25'

APPROVED
Master Concept Plan
Site Plan • 20-08-019 Page 5 of 8
Subject to conditions in Ordinance 20-08-019
Case • DCI2006-00087
CITY OF BONITA SPRINGS

LEGAL DESCRIPTION:

A PORTION OF LOT 55, PLAT OF "ARROYAL", AS RECORDED IN PLAT BOOK 3; PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 1,693.73 FEET TO THE CENTERLINE OF TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45); THENCE RUN NORTH 06°22'58" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1,985.20 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 115.13 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (U.S. 41)(STATE ROAD 45), ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 03°55'43" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 330.17 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 02°52'40" EAST FOR A DISTANCE OF 330.06 FEET; THENCE RUN SOUTH 87°38'43" WEST FOR A DISTANCE OF 293.83 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 2.249 ACRES, MORE OR LESS.

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CIVIL ENGINEERS•LAND SURVEYORS

DCI2006-00087

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
7	7/08	Revise Deviation #1	SU
6	5/08	Revise Cross Sections WMP	SU
5	3/08	Revise Parking and Detention Area	SU
4	11/07	Revise Deviations	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

DESIGNED BY: QGM
DRAWN BY: SU
APPROVED: DWA
JOB CODE: IRBSZ
SCALE: N.T.S.

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ENGINEERING CERT. OF AUTH. EB 0005951 SURVEYING CERT. OF AUTH. LB 0005151 LANDSCAPE ARCHITECT BUSINESS LV 26000266
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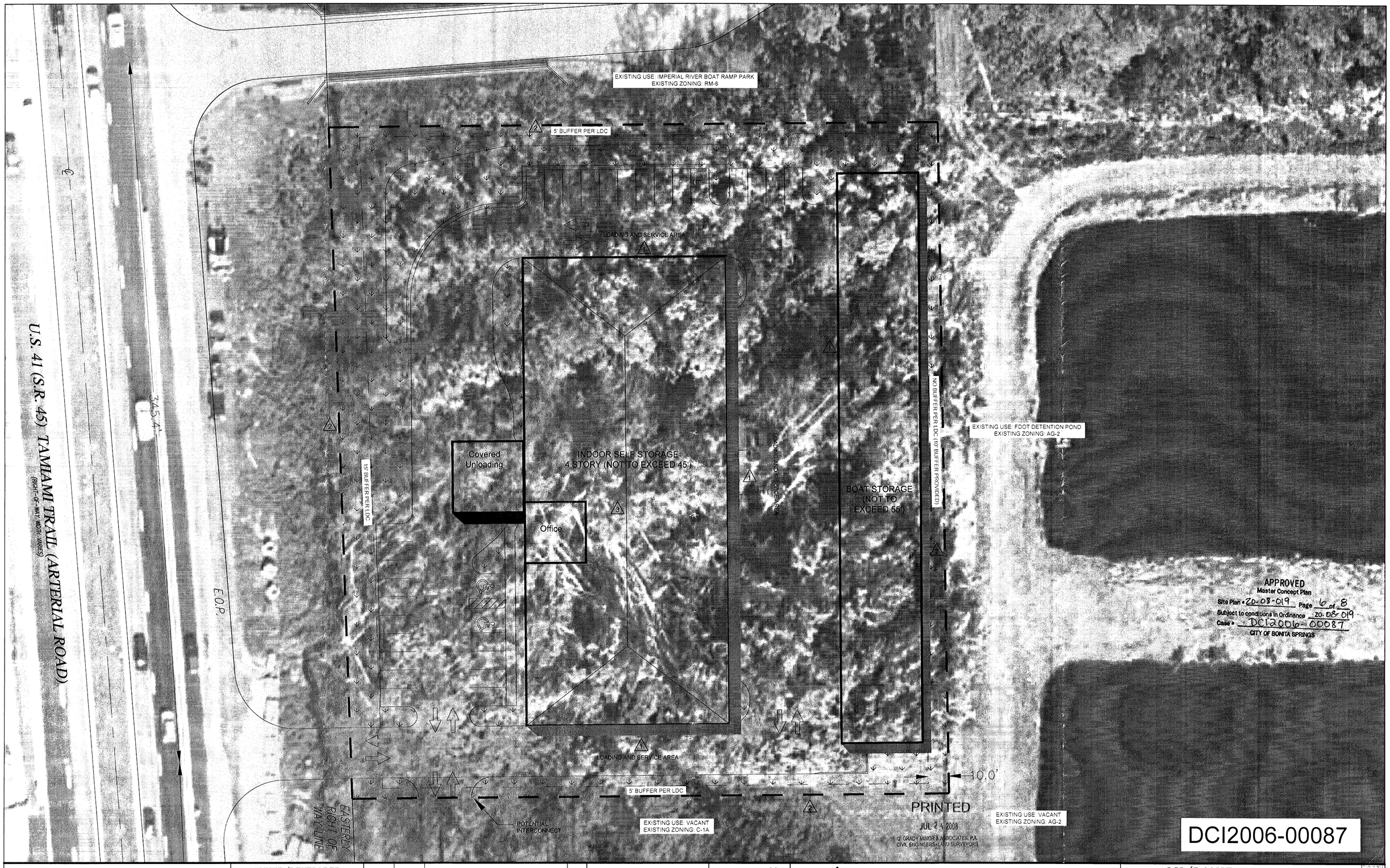
LU/BONITA SPRINGS CPD

EXHIBIT IV-F
GENERAL NOTES

DATE: AUGUST 2006
FILE NAME: IRBSZ MCP-6
DRAWING NUMBER 5 OF 8

DCI 2006-00087



DATE AERIAL FLOWN: JANUARY 2006

OWNER/DEVELOPER

LU/BONITA SPRINGS, LLC
800 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

Revision	Date	Description	By
5	3/08	Revise Parking and Detention Area	SU
4	1/08	Add Parallel Parking	SU
3	6/07	New Site Plan	SU
2	3/07	Per County Comments	SU
1	1/2/07	Per County Comments	SU

NORTH

0' 10' 20' 40'

DESIGNED BY:	QGM
DRAWN BY:	SU
APPROVED:	DWA
JOB CODE:	IRBSZ
SCALE:	1" = 20'

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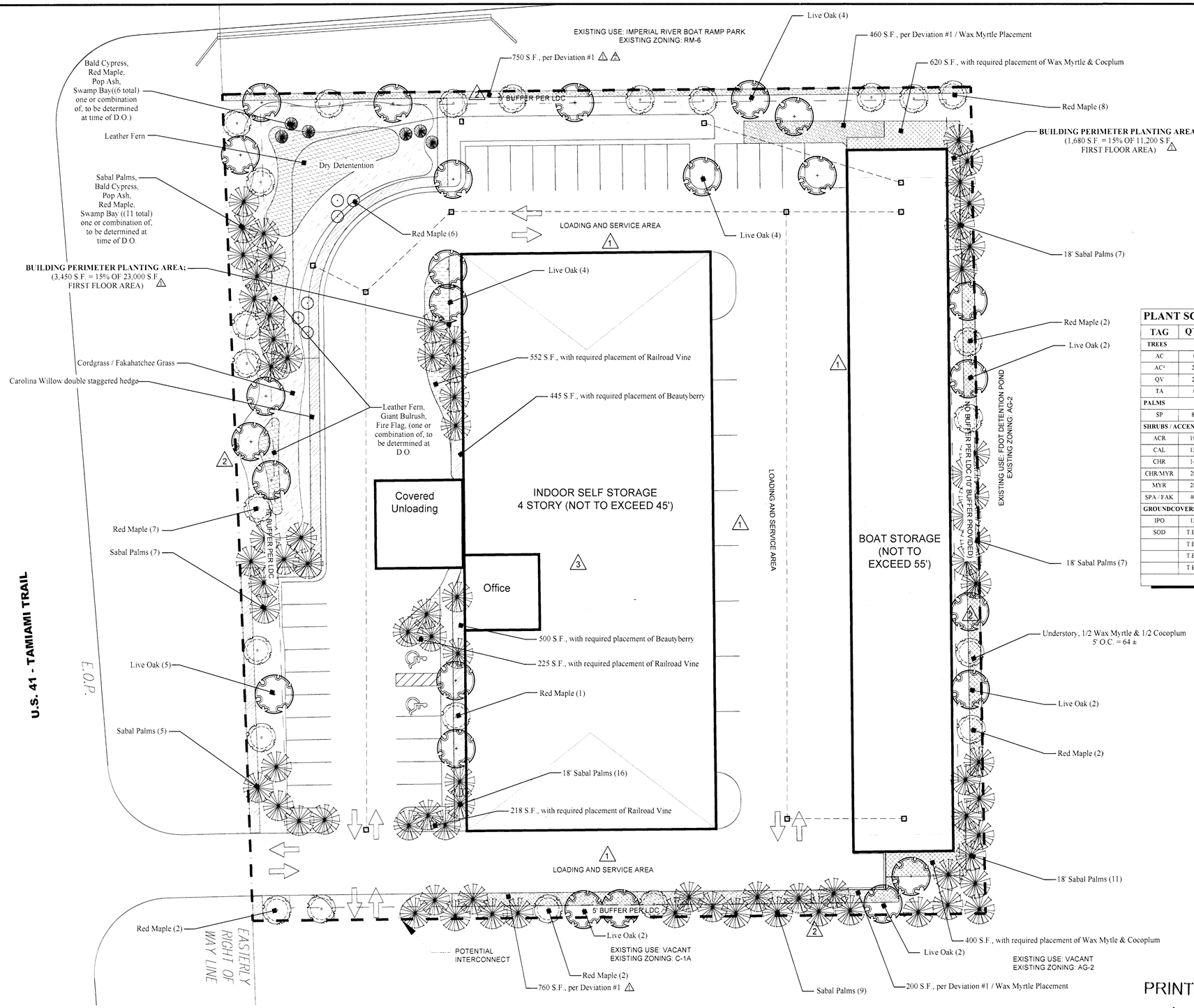
EXHIBIT IV-N
AERIAL

DATE:	FILE NAME:	DRAWING NUMBER
AUGUST 2006	IRBSZ MCP-6	6 OF 8

DCI 2006-00087



LANDSCAPE CALCULATION TABLE:

BUFFERS:

NORTH: **300' TYPE 'A'- 12 Trees Required**
EAST: **N/A**
SOUTH: **294' - TYPE 'A' - 12 Trees Required**
WEST: **331' - TYPE 'D' - 17 Trees / Continuous Hedge**

△BUILDING PERIMETER SUMMARY:

INDOOR S.S.
3,450 S.F. = 1,940 S.F., Adjacent
1,510 S.F., Displaced

BOAT STORAGE
1,680 S.F. = 1,020 S.F., Adjacent
660 S.F., Displaced

5' minimum width.

MINIMUM LANDSCAPE REQUIREMENTS:

ONE CANOPY TREE PER 3,500 S.F. OF DEVELOPED SITE AREA.
98,010 s.f. of Lot Area / 3,500 s.f. = 29 Trees Required

△△] Deviations per Master Concept Plan and listed on sheet 4 of 6

PLANT SCHEDULE:

TAG	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	NATIVE
TREES					
AC	6	Red Maple	Acer rubrum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
AC²	24	Red Maple	Acer rubrum	12' O.A., 6' SPR., 5' C.T.	Y
QV	25	Live Oak	Quercus virginiana	12' O.A., 6' SPR., 5' C.T.	Y
TA	6	Bald Cypress	Taxodium distichum	6' O.A., 3'-5' SPR., 1 1/2 CAL.	Y
PALMS					
SP	80	Sabal Palm	Sabal palmetto		Y
SHRUBS / ACCENTS					
ACR	190	Leather Fern	Acrostichum danaeifolium	1 G., 24" x 24", 48" O.C.	Y
CAL	122	American Beautyberry	Callicarpa americana	3 G., 24" x 24", 36" O.C.	Y
CHR	148	Carolina Willow	Salix caroliniana	3 G., 24" x 24", double staggered row	Y
CHR/MYR	203	Cocoplum / Wax Myrtle	Chrysobalanus icaco / Myrica cerifera	50 / 50 mix, 3 G., 24" x 24", 60" O.C.	Y
MYR	280	Wax Myrtle	Myrica cerifera	3 G., 24" x 24", 36" O.C.	Y
SPA / FAK	408	Cordgrass / Fakahatchee Grass	Sartina bakerii / Tripsacum floridana	50 / 50 mix, 1 G., 24" x 24", 48" O.C.	Y
GROUNDCOVERS / VINES / OTHERS					
IPO	128	Railroad Vine	Ipomoea pescaprae	1 G. min., 36" O.C.	Y
SOD	T.B.D.	St. Augustine	Stenotaphrum secondatum 'Floratam'	Set on raked, suitable soil / remove rocks > 3/4" dia. / tight joints	N
	T.B.D.	Mulch		Florimuch, 3" thick after watering in **	
	T.B.D.	Planting Soil		7.0 pH, low fines, 60% organics (see L.A.)	
	T.B.D.	Root Barrier		Concrete per details / submit alt. to L.A.	

APPROVED
Master Concept Plan
Site Plan # 20.08.019 Page 7 of 8
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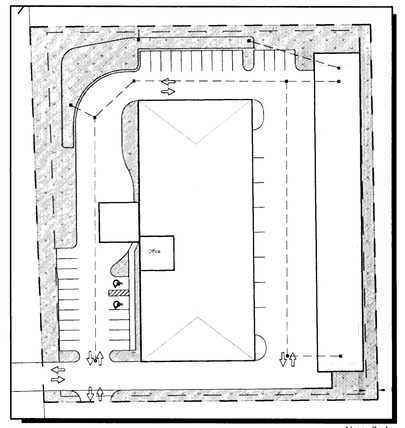
Open Space = 19,602 sq. ft. / 0.45 ac.



OPEN SPACE DIAGRAM — Not to Scale

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QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By
△1	07.08.08	BP Planting Area changed from 10% to 15%	MML
△2	07.10.08	BP Planting Area Relocated	ESP

DESIGNED BY: QGM
DRAWN BY: ESP
APPROVED: DKC
JOB CODE: IRBSZ
SCALE: 1" = 20'

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NORTH

LU / BONITA SPRINGS CPD

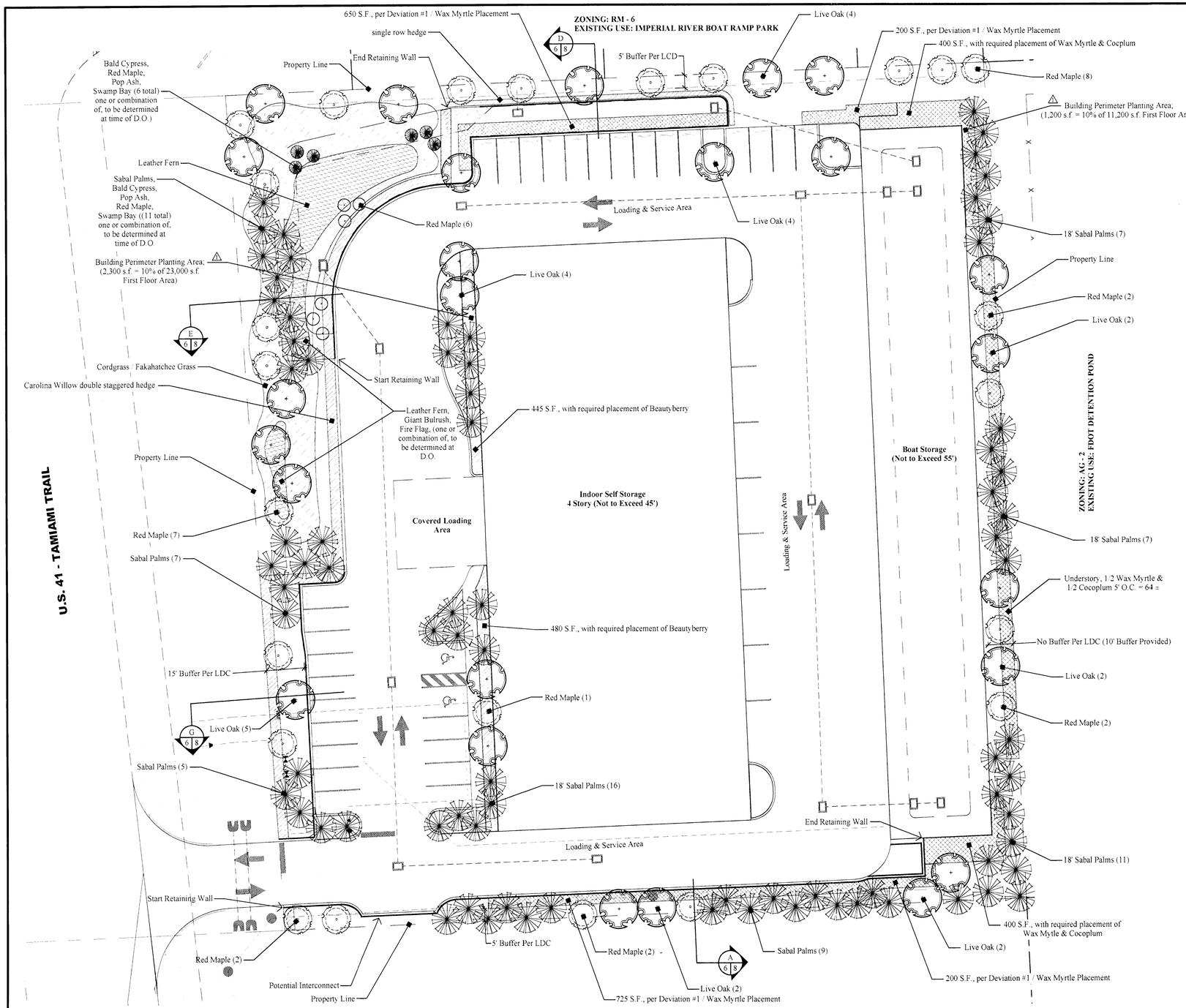
EXHIBIT IV - F
CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

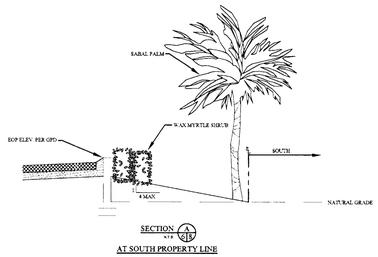
DAVID KENT CARLYLE, R.L.A., A.S.L.A. 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 FLORIDA LICENSE NUMBER LA1517

MUNICIPALITY: CITY-OF-BONITA-SPRINGS
SUBMITTAL: CPD
DATE: MARCH, 2007
FILE NAME: IRBSZ-LA4
SHEET 7 OF 8

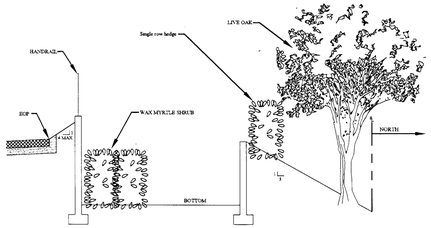
JUL 24 2008

DCI 2006-00087

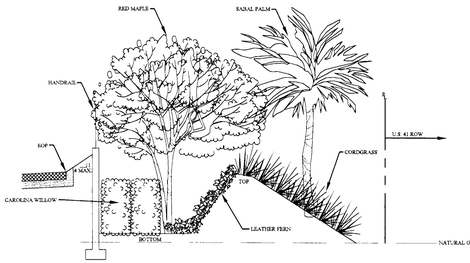




SECTION D 6 8
AT SOUTH PROPERTY LINE



SECTION B 6 8
AT NORTH PROPERTY LINE



SECTION F 6 8
AT WEST PROPERTY LINE

APPROVED
Master Concept Plan
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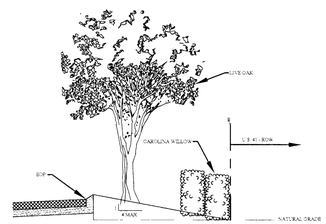
Subject to conditions in Ordinance 20-08-019
Case # DCI2006-00087
CITY OF BONITA SPRINGS



SECTION C 6 8
AT SOUTH - WEST PROPERTY LINE

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CIVIL ENGINEERS - LAND SURVEYORS

QGM DESIGN
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Revision	Date	Description	By

DESIGNED BY	QGM
DRAWN BY	ESP
APPROVED	DKC
JOB CODE	IRBSZ
SCALE	1" = 20'

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CONCEPTUAL RETAINING WALL PLAN

DAVID KENT CARLYLE, R.L.A., A.S.L.A. 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 FLORIDA LICENSE NUMBER LA1517

MUNICIPALITY	City of Bonita Springs
SUBMITTAL	CPD
DATE	MARCH, 2007
FILE NAME	IRBSZ-RLA2
SHEET	8 OF 8

PERMIT CONDITIONS