

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 08-11

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY SAINT JAMES INVESTMENTS TO REZONE FROM AGRICULTURAL (AG-2) TO COMMERCIAL PLANNED DEVELOPMENT (CPD); LOCATED AT 27857 MILLER ROAD, ON 9.12 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Saint James Investments has filed an application for rezoning 9.12 +/- acres from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow a mixed use commercial project consisting of up to 129,000 square feet of mini-storage area, 14,000 square feet of flex office/warehouse area, and 56,000 square feet of office/retail area, with a proposed maximum building height of 50 feet; and

WHEREAS, the subject property is located at 27857 Miller Road, Bonita Springs, Florida, and is described more particularly as:

"See Exhibit A"

WHEREAS, a Public Hearing was advertised and heard on June 6, 2008 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case DCI 2005-00037 who gave full consideration to the evidence available and recommended to uphold the staff recommendation of denial due solely to transportation (4-0, with Pescosolido, Norris and Mathes absent); and gave full and complete consideration of the record, consisting of the Staff Recommendation, the recommendation of the Zoning Board, the documents on file with the City and the testimony of all interested parties. The May 21, 2008 Staff Report prepared by Lee County Development Services Division and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the rezoning with the following conditions:

A. Conditions

1. The development of this project must be consistent with the one page Master Concept Plan entitled "Master Concept Plan for: Saint James Development-Rezoning to CPD" stamped received July 30, 2008, except as modified by the conditions below. This

development must comply with all requirements of the Bonita Springs Land Development Code at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Maximum Gross Floor Area for each type of use:

Office/Retail:	56,000 Square feet
Flex office/Warehouse:	14,000 Square feet
Mini/self-storage:	129,000 Square feet

Total Gross Floor Area: 199,000 Square feet

2. The following limits apply to the project and uses:

a. Schedule of Uses

Accessory uses and structures
Administrative offices
ATM (automatic teller machine)
Auto parts store
Banks and financial establishments, Group I and II
Boats parts store
Broadcast studio, commercial radio and television
Business services: Group I, II
Caretaker's residence
Cleaning and maintenance services (no outdoor storage of fertilizers or cleaning materials)
Clothing stores, general
Clubs: commercial, fraternal, membership organization, private
Contractors and builders, Group I and II
Convenience food and beverage stores with no fuel sale
Cultural facilities
Daycare centers, child, adult
Department store
Drive-through facility for any permitted use, except package stores
Drug store, pharmacy
Essential services
Essential service facilities: Group I, and II
Excavation: Water retention
Fences, walls
Food and beverage services, limited
Food stores, Group I

Gift and Souvenir shop
 Hardware store
 Healthcare facilities: Group I, II and III
 Hobby, toy and game shop
 Household and office furnishing
 Insurance companies
 Laundry or dry cleaning: Group I
 Medical office
 Nonstore retailers: Group I and II
 Package store
 Paint, glass and wallpaper
 Parking lot:
 Accessory
 Commercial
 Temporary
 Pet service
 Pet shop
 Places of worship
 Post office
 Real estate sales office
 Recreational facilities, Group I and II
 Religious facilities
 Rental or leasing establishment: Group I, II and III
 Repair shops: Group I and II
 Restaurant, fast food
 Restaurants, All groups
 Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises.
 Schools: Commercial
 Signs in accordance with the City of Bonita Springs' LDC
 Social services: Group I, II and III
 Specialty retail shops, All groups
 Storage: indoor and outdoor
 Studios
 Temporary uses limited to sidewalk sale for on-site retail businesses, incidental garage sale for the mini/self storage business, temporary construction trailers,
 Used merchandise stores, Group I and II
 Variety store
 Warehouse: Mini-warehouse, Private, and Public
 Wireless communication facilities (Subject to condition # 8)

b. Site Development Regulations

Minimum Area Dimension:

Minimum Lot Area

10,000 sq. ft.

Minimum Lot Dept: 100 feet
Minimum Lot Width: 100 feet

Minimum Building Setbacks:

Street/Front (Public Road): 25 feet
Street (Private Road-Buildings <35'High) 20 feet
Street (Private Road-Buildings >35' High) 40 feet
Side yard: 15 feet
Rear yard: 15 feet
Waterbody setback: 25 feet
Project perimeter setback: 20 feet
Accessory structures (side and Rear): 5 feet

Maximum Building Height: 50 feet/ 3 story
Maximum Lot Coverage: 36%

3. Environmental Conditions:

- a. Prior to local development order approval, an indigenous management plan meeting the requirements of Land Development Code (LDC) Section 3-415(E) must be submitted for the City of Bonita Springs Environmental Sciences (ES) staff review and approval for the 1.12 acre (equivalent to 1.4 acre preserve utilizing 125% credit) mixed hardwood preserve. If the mixed hardwood indigenous preserve is proposed to be included in the surface water management system as a dry detention area, then the indigenous management plan must include an analysis of how the diversion of storm water into the preserve will benefit the mixed hardwood plant community and demonstrate there will be no negative affect on the indigenous preserve. Additionally, the development order plans must demonstrate how the storm water will be pretreated prior to any discharge into the mixed hardwoods indigenous preserve.
- b. Prior to local development order approval, development order plans must depict open space areas (dry detention, buffers, parking area, etc.) within the development designed to preserve as many existing mature indigenous native trees to the greatest extent possible as per Land Development Code Section 3-415(B)(2). The applicant must submit for the City of Bonita Springs Environmental Sciences (ES) staff review:
 1. sabal palm (healthy, minimum 8 foot clear trunk) preservation, relocation and/or salvaging plan.

2. a native tree survey depicting all native trees > 4caliper inch diameter at breast height within the development area (excludes indigenous preserve area)
 - c. Prior to local development order approval, development order plans must depict a minimum twenty-five foot (25ft) building setback from the required indigenous preservation area.
 - d. Prior to local development order approval, a minimum of 30% or 2.74 acres of open space must be delineated on the landscape plans.
 - e. The Master Concept Plan must either have an approved deviation from Land Development Code (LDC) Section 3-416(B) prior to final zoning resolution or prior to local development order approval, development order plans must depict perimeter plantings as per LDC Section 3-416(B)
4. Natural Resources Conditions:

As part of the local development order request:

- a. Staff acknowledges that the applicant obtained a CLOMR (Conditional Letter of Map Revision) from FEMA for the proposed project on October 31, 2006 and that FEMA acknowledged in their CLOMR that a FIS (FIRM) amendment was being processed concurrently with the Saint James Development application. The applicant shall comply with all conditions of the CLOMR including the condition on page 3 of the CLORM requiring the applicant to tie their hydraulic model in with the hydraulic model used to prepare the proposed FIRM and FIS report.
 - b. Since the footprint of MCP falls into the floodway, please show the floodway from the preliminary FIS on the MCP.
 - c. Provide surface water management plan [34-373(b)(1)a.- e.]
 - d. Provide existing and historic flow-ways map [34-373(a)(4)e.v.]
5. Transportation Conditions:
- A. Accommodation for cross-access must be provided with properties to the east and west of Miller Road.

- B. In the event that a frontage road or reverse frontage road is constructed between the project and Trade Way Drive, then, the developer is responsible for a proportionate share (based on the percentage of left turns attributable to the project) of the cost of signalized improvements at the intersection of Bonita Beach Road and Trade Way Drive.
- C. As a condition for the project's paving, drainage, water and sanitary sewer development order, the Developer, or successor in interests or assigns, is to financially participate in studies to be performed by URS, for Bonita Beach Road from Old 41 East to the eastern terminus of the County maintained portion of Bonita Beach Road. The purpose of the study is to: (i) establish the appropriate level of background traffic for the next ten years, (ii) conduct a corridor wide traffic impact study; (iii) identify needed improvements and a procedure to assess costs to properties; and (iv) identify funding sources, proportionate fair share payments and adjustments for payments made. Any funds expended by Developer in connection with this condition shall be reimbursed to the Developer via road impact fee credits issued by the City of Bonita Springs.
- D. The median currently located on Bonita Beach Road at Miller/Orr and Hunter's Ridge may be closed by Lee County in the near future. In addition, the applicant understands the applicable jurisdiction reserves the right to modify or close the Miller/Orr Road access onto Bonita Beach Road in the event that the intersection is found to be adverse to the public health, safety and welfare based on insufficient operational circulation and/or roadway capacity. If the Miller/Orr access point is closed then a permanent alternative access for this development will be provided. Administrative variance(s) may be granted for reasonable and adequate signage, or to modify the Master Concept Plan to accommodate the alternative access.
- E. A local Development Order is required for any construction, improvements, modifications, or changes within the Bonita Beach Road right-of-way.

As part of the submittal, a SYNCHRO analysis shall be provided with the Development Order.

- F. The Developer has shown compliance with traffic generation with development as indicated on the Master Concept Plan, with 553 PM peak hour trips generated from the site. Should the developer seek to convert any of the uses to any other allowable land use by amendment to the planned development, the conversion factor would be commensurate with the trip generation rates for commercial land use types per the most recent edition of ITE Trip Generation report.
6. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Bonita Springs LDC may be required to obtain a local development order.
 7. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Bonita Springs Comprehensive Growth Management provisions, including but not limited to, concurrency, proportionate fair share and road impact fees. Local development order approval may be subject to access changes and/or median closures.
 8. A wireless communication facility may be administratively approved, provided it is co-located on a building and the height of the tower does not exceed 50 feet from the existing grade. Any tower more than 50 feet in height shall required the approval of a Special Exception from the City Council. Furthermore, no wireless communications antenna of more than 10 feet high nor any type of tower shall be placed on the rooftops of buildings 1 and 2, as depicted on the Master Concept Plan.
 9. Prior to local development order approval, the developer must provide facilities for solid waste disposal/recycling in compliance with Land Development Code (LDC) Section 3-261.
 10. Fertilizers or hazardous chemicals must be stored within a garden center or retail portion of a building. Fertilizers or hazardous chemicals may not be stored within parking areas.
 11. If any archaeological/historical sites are uncovered during development activities, all work in the immediate vicinity of such sites will cease. The Developer will immediately contact the Florida

Department of State, Division of Historical Resources, Lee County and the City of Bonita Springs and advise them of the discovery. The Developer will have a State-certified archaeologist determine the significance of the findings and recommend appropriate mitigation actions if necessary.

12. The development must comply with the commercial lighting standards found in Land Development Code, Chapter 3. Street, parking lot and building lighting must be shielded so that light is directed downward to reduce light spillage to off-site parcels.
13. Prior to local development order approval, the applicant will meet with the Bonita Springs Tree Advisory Board to discuss the potential preservation of heritage trees within the parking and open space areas. Staff may give administrative deviations to parking requirements for tree preservation with adequate space for root structure (drop line).
14. The Developer will use best efforts to incorporate principles for its buildings through the Florida Green Building Coalition program, in site design and construction, by emphasizing use of high energy efficiency designs and use of high efficiency fixtures and appliances where possible. Dominant landscaping shall be plan species native to Florida. Building materials, both internal and external, will be comprised of durable and recycled materials where possible.
15. Outdoor lighting is to be substantially reduced during non-operational hours so as to discourage light pollution or night glow. For the two buildings closest to the Imperial River, no lighting may be located on the top of the building so as to go upward (shielded lights for security below is acceptable). No lighting may be directed towards the Imperial River. The Master Concept Plan has been revised to depict a five foot wall between the north end of the two buildings located closest to the Imperial River, so that lighting will not impact the river.
16. The applicant will provide the City of Bonita Springs with a cross access for a nature trail within the area of the project located closest to the Imperial River.
17. The type D buffer as depicted in the Master Concept Plan along Bonita Beach Road, must be enhanced to provide minimum 14" canopy trees ranging from 4"-5" caliper, measured at four and a half feet above the ground per Land Development Code 3-420.
18. The structures will all meet fire code, including use of sprinklers for the three story mini-storage facility. Any hazardous waste will be

coordinated through the Bonita Springs Fire Control & Rescue District. No trades may operate in the mini-storage facility.

B. Deviation:

The deviation requested was withdrawn.

C. Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, Bonita Springs City Council makes the following findings and conclusions:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested zoning as conditioned:
 - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b) is consistent with the densities, intensities and general uses set forth in the Bonita Springs Comprehensive Plan;
 - c) is compatible with existing or planned uses in the surrounding area; and
 - d) will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities, as conditioned.
4. Urban services, as defined in the Bonita Springs Comprehensive Plan, are available and adequate to serve the proposed land use.
5. The proposed mix of uses is appropriate at the subject location.
6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

SECTION TWO: EFFECTIVE DATE

This ordinance shall take effect thirty (30) days from the date of adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 28th day of July, 2008.

AUTHENTICATION:




Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

Vote:

Ferreira	Nay	Nelson	Aye
Lonkart	Nay	Simons	Aye
Martin	Aye	Spear	Aye
McCourt	Nay		

Date filed with City Clerk:

8-6-08



LEGAL DESCRIPTION
OF A PARCEL LYING IN
SECTION 31, TOWNSHIP 47 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA
(SUNSET LAKES)

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, SECTION 31, TOWNSHIP 47 SOUTH, RANGE 26 EAST, BEING PART OF SUNCOAST LAKES, UNIT #2, AS RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGE 512, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.00°45'35"W. ALONG THE QUARTER SECTION LINE FOR 25.00 FEET; THENCE RUN N.88°52'48"E. FOR 25.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN N.00°45'35"W. FOR 969.00 FEET TO THE NORTHWEST CORNER OF BLOCK 4; THENCE RUN N.88°52'48"E. ALONG THE NORTH LINE OF BLOCK 4 FOR 635.37 FEET; THENCE RUN S.00°45'35"E. ALONG THE CENTERLINE OF A 40 FOOT WIDE CANAL FOR 308.00 FEET; THENCE RUN S.88°52'48"W. ALONG THE CENTERLINE OF A 40 FOOT WIDE CANAL FOR 330.23 FEET; THENCE RUN S.00°44'07"E. FOR 661.00; THENCE RUN S.88°52'48"W. FOR 304.86 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 AS BEARING N.00°45'35"W.

PARCEL SUBJECT TO BASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED WRITTEN AND UNWRITTEN).

PARCEL CONTAINS 9.12 ACRES, MORE OR LESS.

METRON SURVEYING & MAPPING, LLC
FLORIDA PROFESSIONAL SURVEYOR'S AUTHORIZATION LB #7071
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL SURVEYOR'S NO. 5430

Applicant's Legal Checked
by Leon November 9, 2005

RECEIVED
NOV 09 2005
ZONING

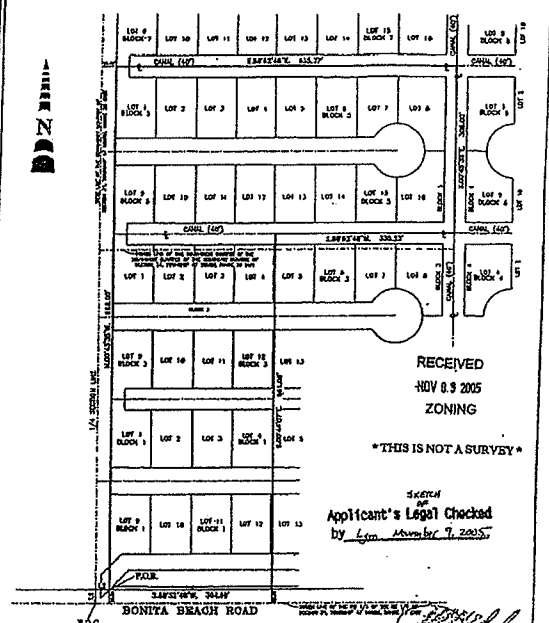
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SHEET 1 OF 2

6245 RAMSEY WAY, SUITE #2 • FORT MYERS, FLORIDA 33907 • PHONE (239) 275-8675 • FAX (239) 275-8457
www.metronllc.com

DCI 2005-00037
EXHIBIT "A"

SKETCH TO ACCOMPANY DESCRIPTION



RECEIVED
NOV 8 2005
ZONING

THIS IS NOT A SURVEY

Sketch
Applicant's Legal Checked
by Leon November 7, 2005

BONITA BEACH ROAD

(NOT TO SCALE)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 07° 48' 33" W	25.00'
L2	N 89° 02' 48" E	25.00'

LEGEND:
E = CENTER LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

SUNSET LAKES

SKETCH OF DESCRIPTION

METRON
SURVEYING & MAPPING LLC
LAND SURVEYORS-FLORIDA
LM 27271

BY: LEON DATE: NOV 7 2005

PROJECT: DCI 2005-00037

DATE: NOV 7 2005

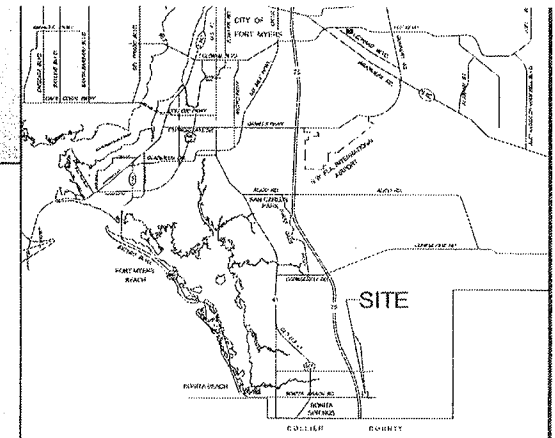
SCALE: AS SHOWN

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

DCI 2005-00037

MASTER CONCEPT PLAN: SAINT JAMES DEVELOPMENT

LOCATED IN SECTION 31, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



LOCATION MAP

Quattrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 11000 Metro Parkway, Suite 30 | Fort Myers, FL 33966 | 239.936.5222 | QAInc@aol.com

PROJECT SUMMARY:

- REQUEST: A REZONING FROM AG-2 TO COMMERCIAL PLANNED DEVELOPMENT (CPD)
- STRAP NUMBERS:
 31-47-26-B3-00701-0010, 0030, 0040, 0090
 31-47-26-B3-00703-0010, 0030, 0080, 0110, 0120
 31-47-26-B3-00705-0010, 0030, 0050, 0080, 0070, 0090
 31-47-26-B3-00705-0090, 0100, 0110, 0120, 0130, 0140
- OVERALL PROJECT ACREAGE:
 TOTAL SITE ACREAGE: 9.12 AC. (397,288 SF)
- IMPERVIOUS ACREAGE:
 BUILDING AREA (FOOTPRINTS):
 OFFICE/RETAIL MAX. FOOTPRINT: 0.71 AC. (30,927 SF)
 FLEX OFFICE/WAREHOUSE MAX. FTRPRINT: 0.31 AC. (13,503 SF)
 MINI-STORAGE MAX. FOOTPRINT: 0.98 AC. (42,688 SF)
 TOTAL MAX ALLOWED: 2.01 AC. (87,118 SF) (21.9%)
 PAVED SURFACE AREAS: 3.60 AC. (156,816 SF) (39.4%)
 TOTAL IMPERVIOUS SURFACE AREAS: 5.61 AC. (244,371 SF) (61.5%)
 PERVIOUS ACREAGE:
 ISLANDS / DETENTION AREAS: 3.73 AC. (162,478 SF) (40.9%)
- OPEN SPACE:
 REQUIRED (PER L.C.L.D.C.):
 PARCEL x 0.30 = 9.12 AC. x 30% = 2.74 AC. (119,188 SF)
 TOTAL OPEN SPACE PROVIDED: >3.73 AC. (162,478 SF)

PROJECT SUMMARY:

- 15% INDIGENOUS OPEN SPACE REQUIRED: 61,671 SF (1.41 AC)
- THE SITE CURRENTLY CONSISTS OF LOW DENSITY RESIDENTIAL IN THE FRONT AND MIXED HARDWOODS IN THE REAR WHICH WOULD BE DEEMED INDIGENOUS. ONE CONTIGUOUS AREA OF 49,294 SF OF THE MIXED HARDWOOD AREA IS SLATED FOR PRESERVATION, WHICH WITH A 125% CREDIT = 61,617 SF
- TYPE 'D' BUFFER: SOUTH PROPERTY LINE - BONITA BEACH ROAD - 20' WIDE BUFFER WITH 5 TREES AND A DOUBLE STAGGERED SHRUB HEDGE; MIN. 24-INCH HT. @ TIME OF PLANTING, TO BE MAINTAINED @ 36" HT. 12 MOS. AFTER TIME OF PLANTING.
- TYPE 'F' BUFFER: NORTH EAST PROPERTY LINE - RESIDENTIAL PROPERTY - 30' WIDE BUFFER WITH 10 TREES AND A DOUBLE STAGGERED SHRUB HEDGE; MIN. 48-INCH HT. @ TIME OF PLANTING, TO BE MAINTAINED @ 60" HT. 12 MOS. AFTER TIME OF PLANTING. - INDIGENOUS PRESERVE TO MEET TYPE 'F' BUFFER REQUIREMENTS.
- TYPE 'A' BUFFER: (SOUTH EAST PROPERTY LINE)
 (PER L.D.C. SEC. 10-416 (D) (4)) :5' WIDE, WITH 4 TREES PER 100 LF.
- THE LIMITS OF MILLER ROAD AS SHOWN ON THIS MCP SHALL BE BROUGHT UP TO CITY STANDARDS FOR A CATEGORY 'A' PRIVATE LOCAL ROAD WITH OPEN DRAINAGE IN ACCORDANCE WITH LDR 3-710, INCLUDING BUT NOT LIMITED TO UPGRADING IF NECESSARY THE SUBGRADE, BASE, AND PAVEMENT TO THE REQUIRED THICKNESSES AND PAVEMENT WIDTHS.

PROPOSED COMMERCIAL ABUTTING AG-2 (VACANT) NO BUFFER RQD INDIGENOUS PRESERVE PROPOSED

PROPOSED COMMERCIAL ABUTTING COMMERCIAL 5' WIDE TYPE A BUFFER RQD

PROPOSED COMMERCIAL ABUTTING COMMERCIAL 5' WIDE TYPE A BUFFER RQD

PROPOSED COMMERCIAL ABUTTING VACANT AG-2 ZONING NO BUFFER RQD

DEVELOPEMENT PARAMATERS

GROSS FLOOR AREA SHOWN

OFFICE/RETAIL	56,000 SF
WAREHOUSE	14,000 SF
MINI-STORAGE	129,000 SF
TOTAL	199,000 SF

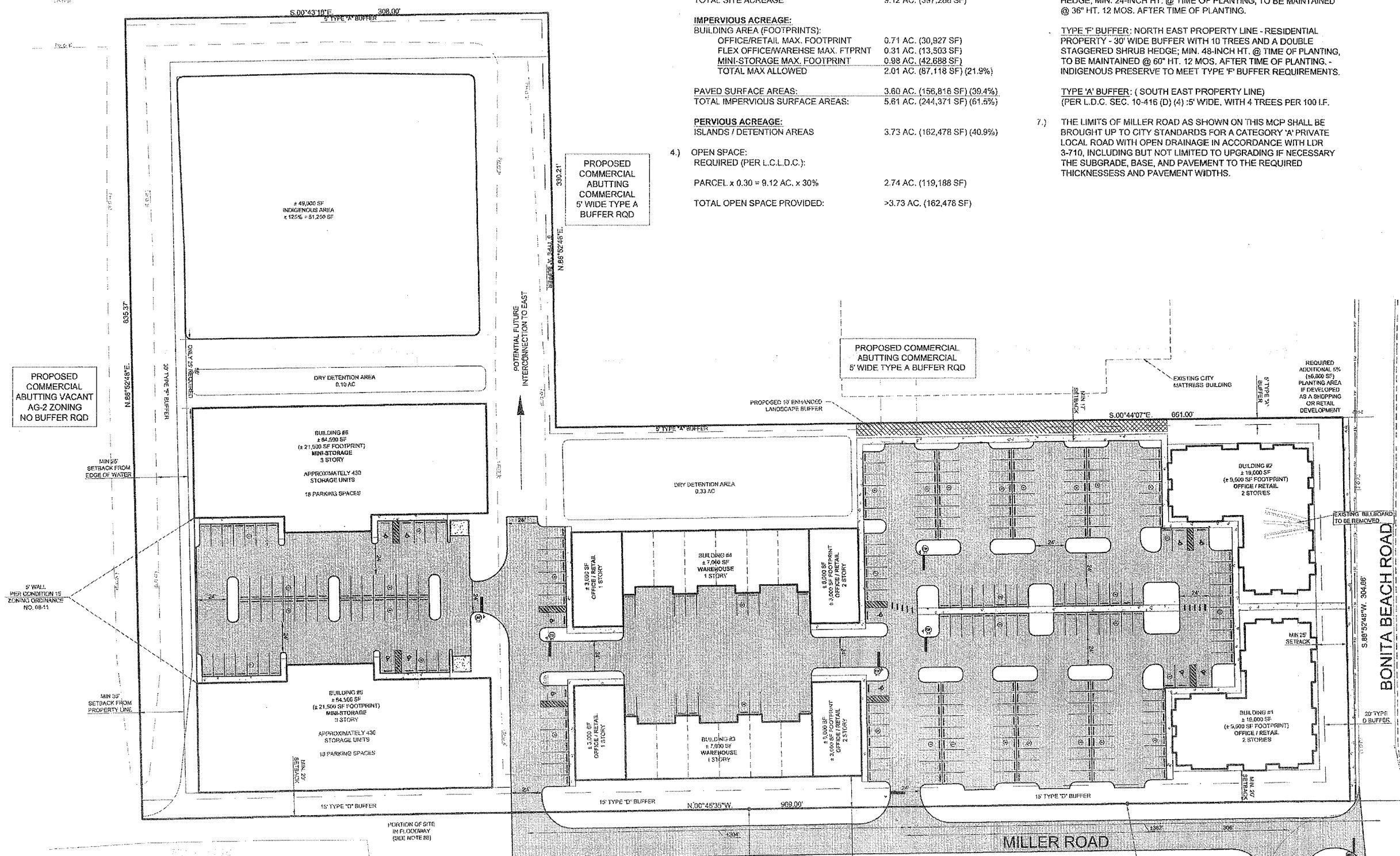
PARKING SPACES SHOWN 270

REQUIRED:

OFFICE/RETAIL	224
WAREHOUSE	7
MINI-STORAGE	36
TOTAL SPACES	267

PROPOSED COMMERCIAL ABUTTING RIGHT-OF-WAY 30' WIDE TYPE D BUFFER W/ 2 1/2' BERM RQD PER BONITA SPRINGS LDC

APPROVED
 Master Concept Plan
 Site Plan # 20-08-11 Page 1 of 1
 Subject to conditions in Ordinance 20-08-11
 Case # DCT2005-00037
 CITY OF BONITA SPRINGS



Plotted By: Fred Dvorick
 Wednesday, July 30, 2008
 040619-R.dwg

BENCHMARK SET MAIL & DISC. 15 27071 ON WOOD LUTY POLE ELEV. = +15.00 N.O.V.D. 21

PROPOSED COMMERCIAL ABUTTING PRIVATE RIGHT-OF-WAY NO BUFFER RQD

BENCHMARK SET MAIL & DISC. 15 27071 ON WOOD LUTY POLE ELEV. = +15.00 N.O.V.D. 21

NORTH EXHIBIT IV-E
 1" = 40'