



Maps for Case #:

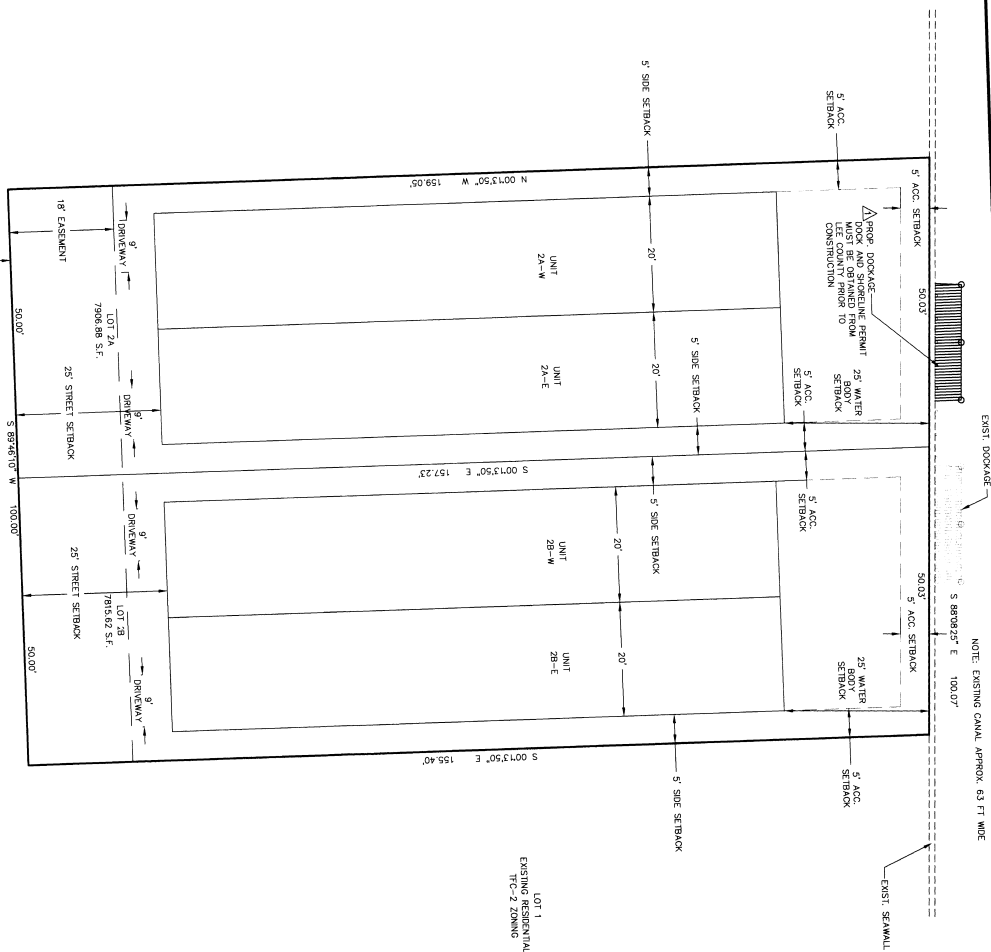
DC12004-00034

- ACCESSORY USES, BUILDINGS AND STRUCTURES
- FENCES, STAIRWAYS
- FENCES, WALLS
- NONROOFED ACCESSORY STRUCTURES
- SIGNS IN COMPLIANCE WITH CHAPTER 30
- ACCESSORY APARTMENT
- COMMUNITY RESIDENTIAL HOME
- DWELLING UNIT
- DUPLEX
- FAMILY ATTACHED
- SINGLE-FAMILY RESIDENCE, CONVENTIONAL
- ESSENTIAL SERVICES FACILITIES, GROUP 1
- HOME CARE FACILITY
- HOME OCCUPATION
- NO OUTSIDE HELP
- RESIDENTIAL ACCESSORY USE
- (14-6220(c)(42))

[illegible]

SITE AREA = 15,722.5 SF (0.36 Ac.)
OPEN SPACE REQUIRED = 20% = 3,144 SF
MAXIMUM NO. OF DWELLINGS = 4
(2 - TWO FAMILY ATTACHED BUILDINGS)

EXISTING RESIDENTIAL
TFC-2 ZONING



INFORMED BY
DATE 8/1/00
BY [Signature]

ESPLANADE STREET (60' RIGHT-OF-WAY)
2 LANE (LOCAL ROAD)

community engineering services, inc.
civil engineering • surveying • project management

EB-000613 LB-0012
8991 Daniels Center Drive, Suite 103
Fort Myers, Florida 33912
Telephone (239) 936-9777 Fax (239) 936-0064

MASTER CONCEPT PLAN

4812 ESPLANADE

FOR
MARK D. MCCLARY & JOCELYN F. MCCLARY
4812 ESPLANADE ST.
BOUNTA SPRINGS, FL. 34134
TEL. (239) 498-1634

scale: $1"=10'$
SHEET

2 of 5

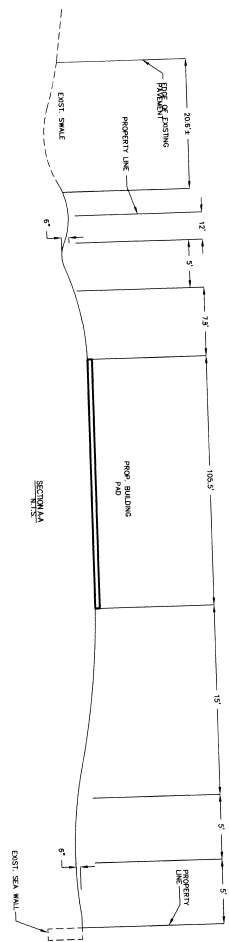
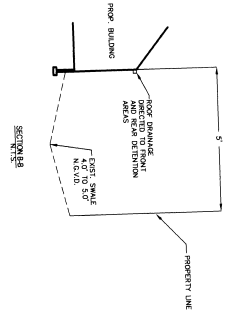
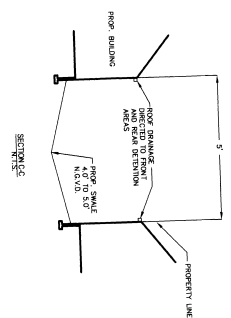
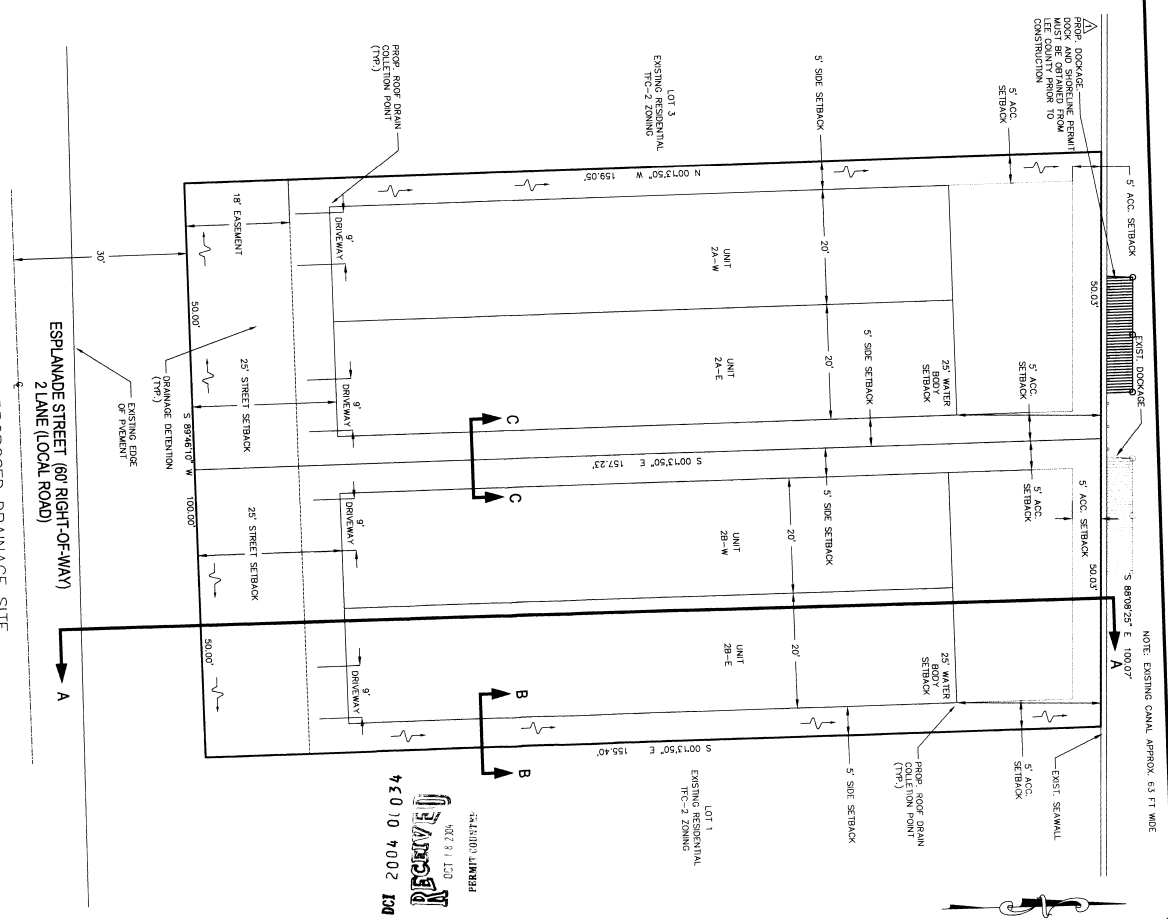
date

date 0404
drawn TJE
file name: MCP
job ESPLANADE

Revisions	
No.	Date
1	09/04
PER COUNTY COMMENTS	



community engineering services, inc.
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date 04-04
 drawn T.E.
 file name MCP
 job ESPLANADE

NO.	DATE	REVISIONS
1	09/04	PER COUNTY COMMENTS



Community Engineering Services, Inc.
 civil engineering • surveying • project management
 EB-0006613 LB-6517
 8991 Daniels Center Drive, Suite 103
 Fort Myers, Florida 33907
 Telephone (239) 536-9777 Fax (239) 936-0064

DRAINAGE EXHIBIT
 4812 ESPLANADE
 FOR
 MARK D. MCCLARY & ASSOCIATES, P.A.
 BONTA SPRINGS, FL 34134
 TEL (239) 598-1634

SCALE: 1"=10'
 SHEET
 5 OF 5

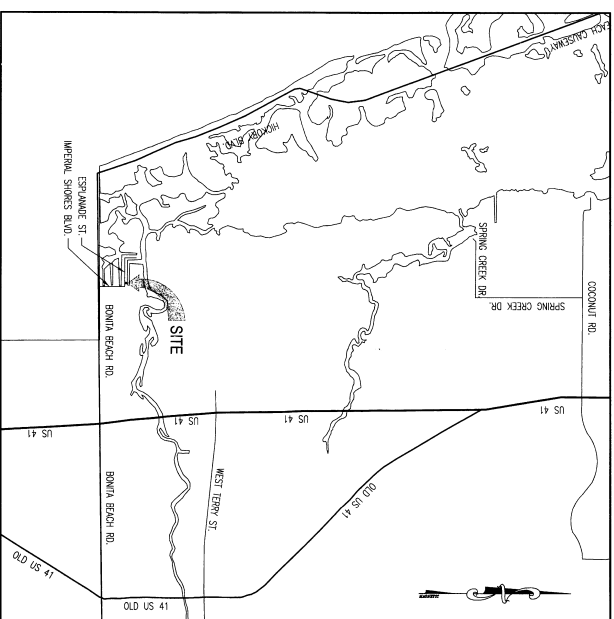
date

4812 ESPLANADE
 4812 ESPLANADE
 4812 ESPLANADE
 4812 ESPLANADE

4812 ESPLANADE STREET MASTER CONCEPT PLAN

SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST
BONITA SPRINGS, LEE COUNTY, FLORIDA

PROPERTY OWNER
MARK D. MCCLARY
JOCELYN F. MCCLARY
4812 ESPLANADE ST.
BONITA SPRINGS, FL 34134
TEL. (239) 498-1634



LOCATION MAP
NOT TO SCALE

DRAWING INDEX	
DWG. NO.	DESCRIPTION
1	LOCATION MAP
2	MASTER CONCEPT PLAN
3	AERIAL PHOTOGRAPH
4	SITE PLAN

NO.	DATE	REVISION



Community Engineering Services, Inc.
8991 Daniels Center Drive, Suite 103
(239) 936-9777
Fort Myers, Florida 33912

EB-0006613 LB-6572

```

MINIMUM LOT AREA = 7,500 S.F.
MINIMUM LOT SIZE PER UNIT = 3,750 S.F.
MINIMUM LOT WIDTH PER UNIT = 25.0'
MINIMUM LOT DEPTH = 154.0'
MINIMUM SETBACKS =
-SIDE YARD = 5.0'
-REAR YARD = 20.0'
-WATER BODY = 25.0'
-STREET = 25.0'
MINIMUM ACCESSORY SETBACKS =
-SIDE YARD = 5.0'
-REAR YARD = 5.0'
-FRONT = 25.0'

```

- ACCESSORY USES, BUILDINGS AND STRUCTURES
- DOCKS, SEAWALLS
- FENCES, WALLS
- NON-DECKED ACCESSORY STRUCTURES
- OFF-DECK BALUNCE WITH CHAPTER 30
- SORORITY APARTMENT
- COMMUNITY RESIDENTIAL HOME
- DWELLING UNIT
- DUPLEX
- TWO-FAMILY ATTACHED
- SINGLE-FAMILY RESIDENCE, CONVENTIONAL
- ESSENTIAL SERVICES FACILITIES, GROUP 1
- HOME CARE FACILITY
- HOME OCCUPANCY
- HOME OCCUPANCY HELP
- RESIDENT ACCESSORY USE
- (34-02)(c)(42))

1. NO DEVIATIONS ARE BEING REQUESTED.
2. NO PROPOSED ACCESS OR ADJUTED FOR PUBLIC TRAST.
DOES NOT LIE WITHIN THE FLOODPLAIN OR FLOOD RISK AREA.
NO DEVELOPMENT BLASTING IS REQUIRED



MARK D. MCCLARY
Professional Engineer
Florida Reg. # 44052

MASTER CONCEPT PLAN
OF
4812 ESPLANADE
FOR
MARK D. MCCLARY & JOCELYN F. MCCLARY
4812 ESPLANADE ST.
BONITA SPRINGS, FL. 34134
TEL. (239) 498-1634

scale: 1"=10'
SHEET

2 OF 4

DAKE CRAFT CO.



date 04/04
drawn T.E.
file name ATRIAL
po ESPLANADE

No.	Date	Revisions



community engineering services, inc.
civil engineering • surveying • project management
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8991 Dardes Center Drive, Suite 103
Fort Myers, Florida 33912
Telephone (239) 936-9777 Fax (239) 936-0064

AERIAL PHOTO
OF
4812 ESPLANADE
FOR
MARK D. MCGLARY & JOCELYN F. MCGLARY
4812 ESPLANADE ST. #1434
FORT MYERS, FL 33912
TEL (239) 498-1634

DOT 2004-0004

scale 1"=50'
SHEET
3 OF 4

MARK D. MCGLARY
Professional Engineer
Florida Reg. # 44652
date



date 04/04
drawn L.E.
file name ex_cord
job ESH ANADP

No.	Date	Revisions



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civil engineering • surveying • project management
EB-000613 LB-6572
8991 Donais Center Drive, Suite 103
Fort Myers, Florida 33912
Telephone (239) 936-9777 Fax (239) 936-0064

SITE PLAN
or
4812 ESPLANADE
FOR
MARK D. MCCLARY & JOCELYN F. MCCLARY
BONITA SPRINGS, FL 34134
TEL. (239) 498-1634

2004-0004

scale: 1"=30'
SHEET

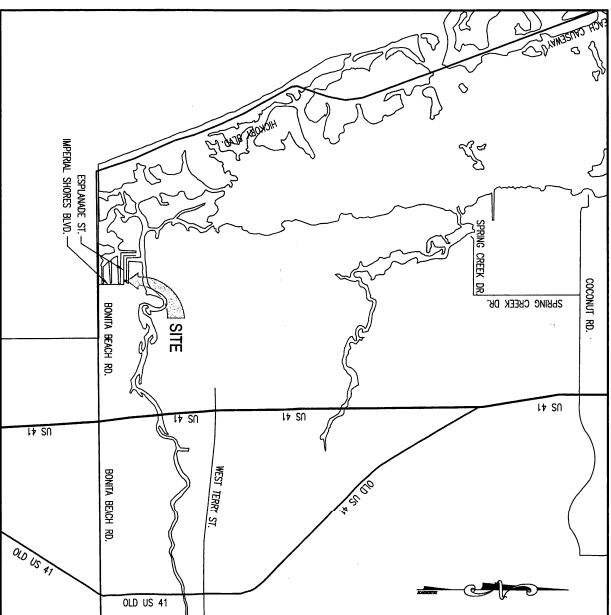
4 OF 4

MARK D. MCCLARY
Professional Engineer
Florida Reg. #44052
date

4812 ESPLANADE STREET MASTER CONCEPT PLAN

SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST
BONITA SPRINGS, LEE COUNTY, FLORIDA

PROPERTY OWNER
MARK D. MCLEARY
JOCELYN F. MCLEARY
4812 ESPLANADE ST.
BONITA SPRINGS, FL. 34134
TEL. (239) 498-1634



LOCATION MAP
NOT TO SCALE



Community Engineering Services, Inc.
8991 Daniels Center Drive, Suite 103
Fort Myers, Florida 33912
(239) 986-9777

EB-0006613 LB-6572

DWG. NO.	DESCRIPTION
1	LOCATION MAP
2	MASTER CONCEPT PLAN
3	AERIAL PHOTOGRAPH

2004-00034

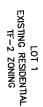
Permit
MAN 7.1.201
PERMIT ORIGINATOR

NO.	DATE	REVISION

MINIMUM LOT SIZE = 7,500 S.F., 3,750 S.F.
MINIMUM LOT AREA PER UNIT = 25.0
MINIMUM LOT WIDTH PER UNIT = 25.0
MINIMUM LOT DEPTH = 154.0
MINIMUM SIDEWALK 5.0'
-SEE YARD = 20.0'
-SEE YARD BODY = 25.0'
-STREET = 25.0'
MAXIMUM LOT COVERAGE = 45%
MAXIMUM HEIGHT = 35.0
MAXIMUM NO. OF STORIES = 3
SITE AREA = 15,722.50 S.F. (0.36 AC.)
OPEN SPACE REQUIRED FOR 1 UNIT = 3.44 S.F.
MAXIMUM PERMITTED DENSITIES = 1,144 S.F.
(2-TWO FAMILY ATTACHED BUILDINGS)

- ACCESSORY USES, BUILDINGS AND STRUCTURES
- DOCKS, SEAWALLS
- FENCES, WALLS
- NONRUMORED ACCESSORY STRUCTURES
- SIGN IN COMPLIANCE WITH CHAPTER 30
- ACCESSORY RESIDENTIAL HOME
- DWELLING UNIT
- DUPLEX
- TWO-FAMILY ATTACHED
- SINGLE-FAMILY RESIDENCE, CONVENTIONAL
- ESSENTIAL FACILITY
- HOME OCCUPATION
- NO OUTSIDE HELP
- RESIDENTIAL ACCESSORY USE
- (34-62)(C)(42)
- MODEL HOME

1. NO DEMANDATIONS ARE BEING REQUESTED.
2. NO PROPOSED ACCESS OR FACILITIES FOR PUBLIC TRANSIT, DOES NOT LIE WITHIN LETTERMAN FRANCHISE AREA.



IMPERIAL SHORES UN. 1 UREC
BLK 8 OR 53 PG 130
LOT 2

community engineering services, inc.
civil engineering • surveying • project management

8991 Daniels Center Drive, Suite 103
Fort Myers, Florida 33912
Telephone (239) 936-9777 Fax (239) 936-0064

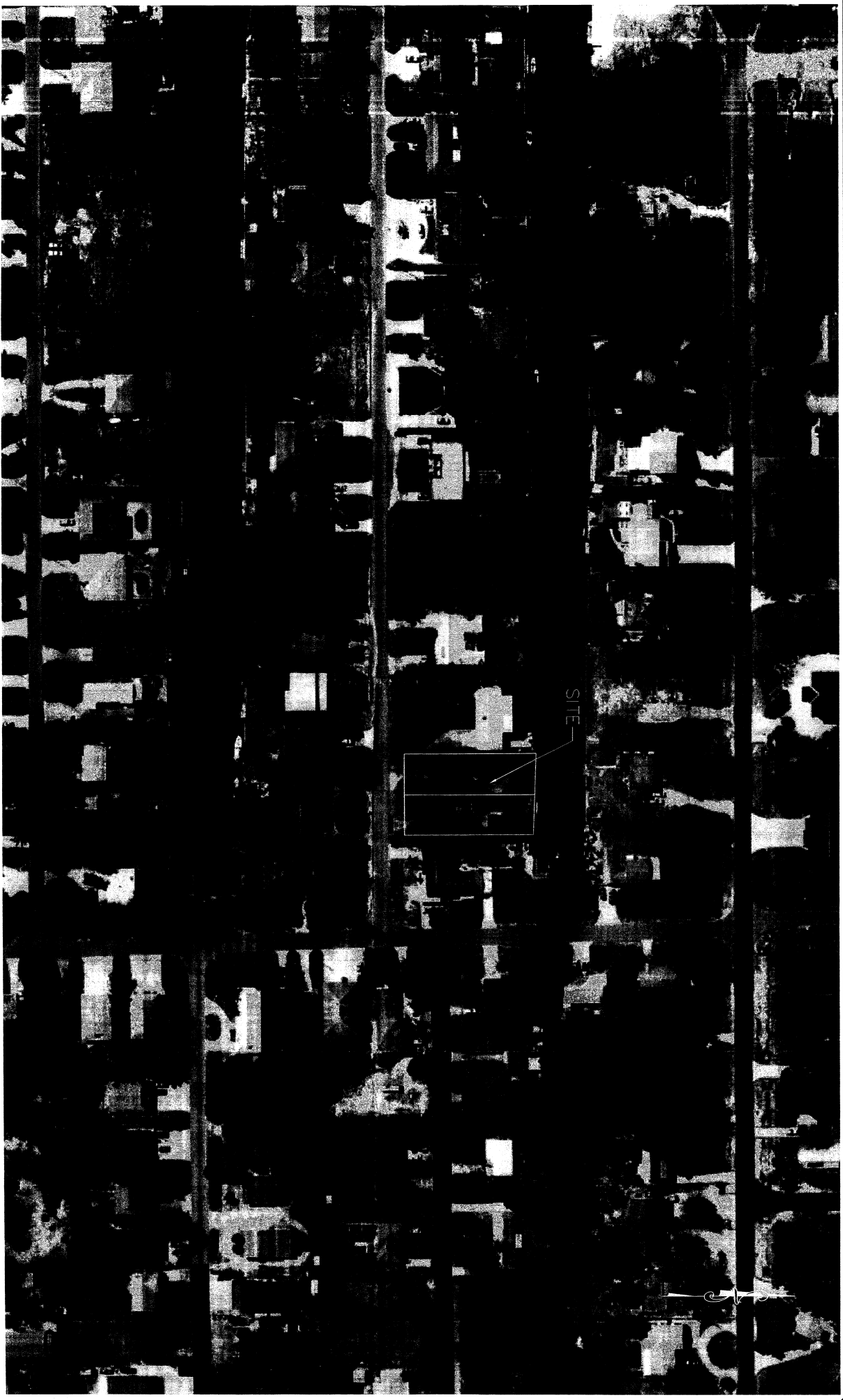
4812 ESPLANADE

FOR
MARK D. MCCLEARY & JOCELYN F. MCCLEARY
4812 ESPLANADE ST.
BONITA SPRINGS, FL. 34134
TEL. (239) 498-1634

2 of 3

date March 20 1966

2004-00034
MAY 21 2004
RECEIVED
PERMIT CENTER



date: 04/04
 drawn: J.E.
 file name: AERIAL
 job: ESP/PLAMADE

No.	Date	Revisions



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 8991 Daniels Center Drive, Suite 103
 Fort Myers, Florida 33912
 Telephone (239) 936-9777 Fax (239) 936-0064

AERIAL PHOTO
 OF
 4812 ESP/PLAMADE
 FOR
 MARK D. MCCLARY & JOCELYN F. MCCLARY
 4812 ESP/PLAMADE ST #1134
 TEL (239) 488-1634

scale: 1"=50'
 SHEET
 3 OF 3

PREPARED BY
 JEFFREY L. MCCLARY
 DATE 04/04
 2004-00034

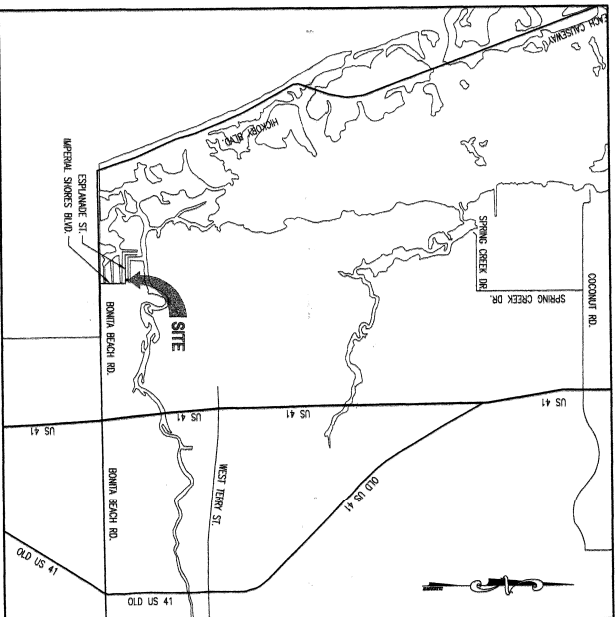
4812 ESPLANADE STREET

MASTER CONCEPT PLAN

SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST
BONITA SPRINGS, LEE COUNTY, FLORIDA

RELAND LIME & CO. INC.
4812 ESPLANADE STREET
BONITA SPRINGS, FLORIDA 33412
TEL: (239) 498-1634

PROPERTY OWNER
MARK D. MCCLARY
JOCELYN F. MCCLARY
4812 ESPLANADE ST.
BONITA SPRINGS, FL. 34134
TEL. (239) 498-1634



LOCATION MAP
NOT TO SCALE

DWG. NO.	DESCRIPTION
1	LOCATION MAP
2	MASTER CONCEPT PLAN
3	AERIAL PHOTOGRAPH
4	SITE PLAN

NO.	DATE	REVISION



Community Engineering Services, Inc.
8991 Daniels Center Drive, Suite 103
Fort Myers, Florida 33912
(239) 936-9777

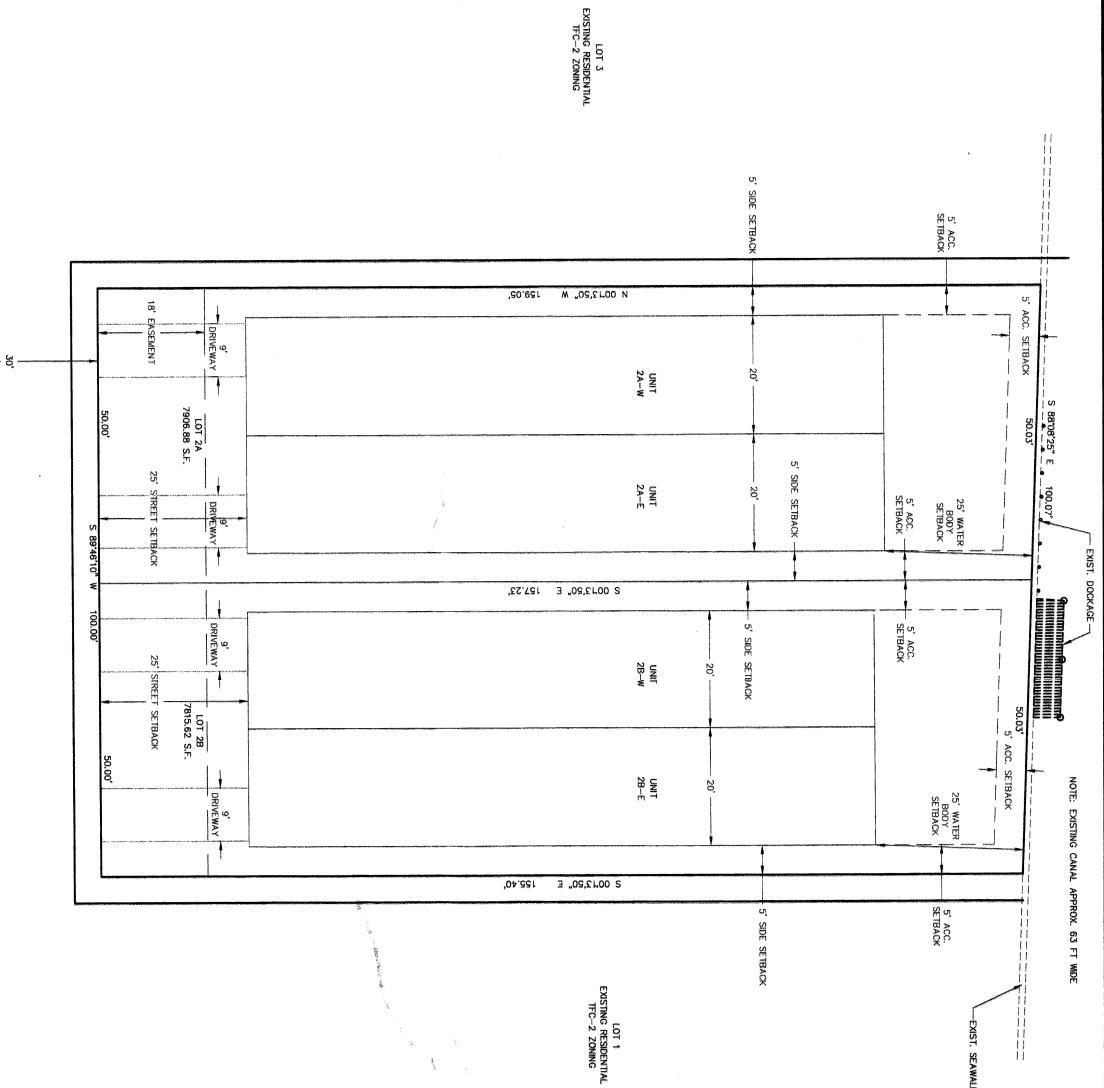
EB-000613 LB-6572

- ACCESSORY USES, BUILDINGS AND STRUCTURES
- DOCKS, SEAWALLS
- FENCES, WALLS
- NONROOFED ACCESSORY STRUCTURES
- SIGNS IN COMPLIANCE WITH CHAPTER 30
- ACCESSORY APARTMENT
- COMMUNITY RESIDENTIAL HOME
- DWELLING UNIT
- TWO-FAMILY ATTACHED
 - SINGLE-FAMILY YARDAGE, CONVENTIONAL
 - ESSENTIAL SERVICES / FACILITIES, GROUP 1
 - HOME CARE FACILITY
 - NO OUTSIDE HELP
- RESIDENTIAL ACCESSORY USE

(3-4-82)(c)(42))

1. EXISTING ZONING - TTC-2
2. PROPOSED ZONING - RPD
3. FUTURE LAND USE DESIGNATION IS MEDIUM DENSITY SINGLE RESIDENTIAL
4. FOR BOTH THE PROPOSED PROJECT AND NEIGHBORING PROPERTIES
5. ROAD CLASSIFICATION - LOCAL
6. NO DEVIATIONS ARE BEING REQUESTED.
7. NO DEVIATIONS ACCORD TO FACILITIES FOR PUBLIC TRANSIT.
8. DOES NOT LIE WITHIN URBAN FRANCHISE AREA.
9. NO DEVELOPMENT BLASTING IS REQUIRED

SITE AREA = 15,722.5 SF (0.36 Ac.)
OPEN SPACE REQUIRED = 20% = 3,144 SF
MAXIMUM NO. OF DWELLINGS = 4
(2 - TWO FAMILY ATTACHED BUILDINGS)



DCI 2004 00034
RECEIVED
 JUL 30 2004
 PERMIT COUNTER

[illegible]

date 0404
drown TJE
file name: MCP
job ESPLANADE



community engineering services, inc.
civil engineering • surveying • project management

CB-0000013 CB-0372
8991 Daniels Center Drive, Suite 103
Fort Myers, Florida 33912
Phone (239) 936-9777 Fax (239) 936-0064

MASTER CONCEPT PLAN

4812 ESPLANADE

MARK D. MCLEARY & JOCELYN F. MCLEARY
FURNITURE
4812 ESPLANADE ST.
BONITA SPRINGS, FL. 34134
TEL. (239) 498-1634

scale: $\frac{1''}{10'}$

SHEET

2 of 4

date.



date 04/04
drawn JLE
file name AERIAL
job ESPLANADE

NO DATE

REVISIONS



community engineering services, inc.
civil engineering • surveying • project management
EB-0006613 LB-6572
8991 Daniels Center Drive, Suite 103
Fort Myers, Florida 33903
Telephone (239) 936-9777 Fax (239) 936-0064

AERIAL PHOTO
4812 ESPLANADE
FOR
MARK D. WOODLEY & JOCELYN F. WOODLEY
BONITA SPRINGS, FL 34134
TEL (239) 488-7834

scale: 1"=50'

SHEET

3 OF 4

date

