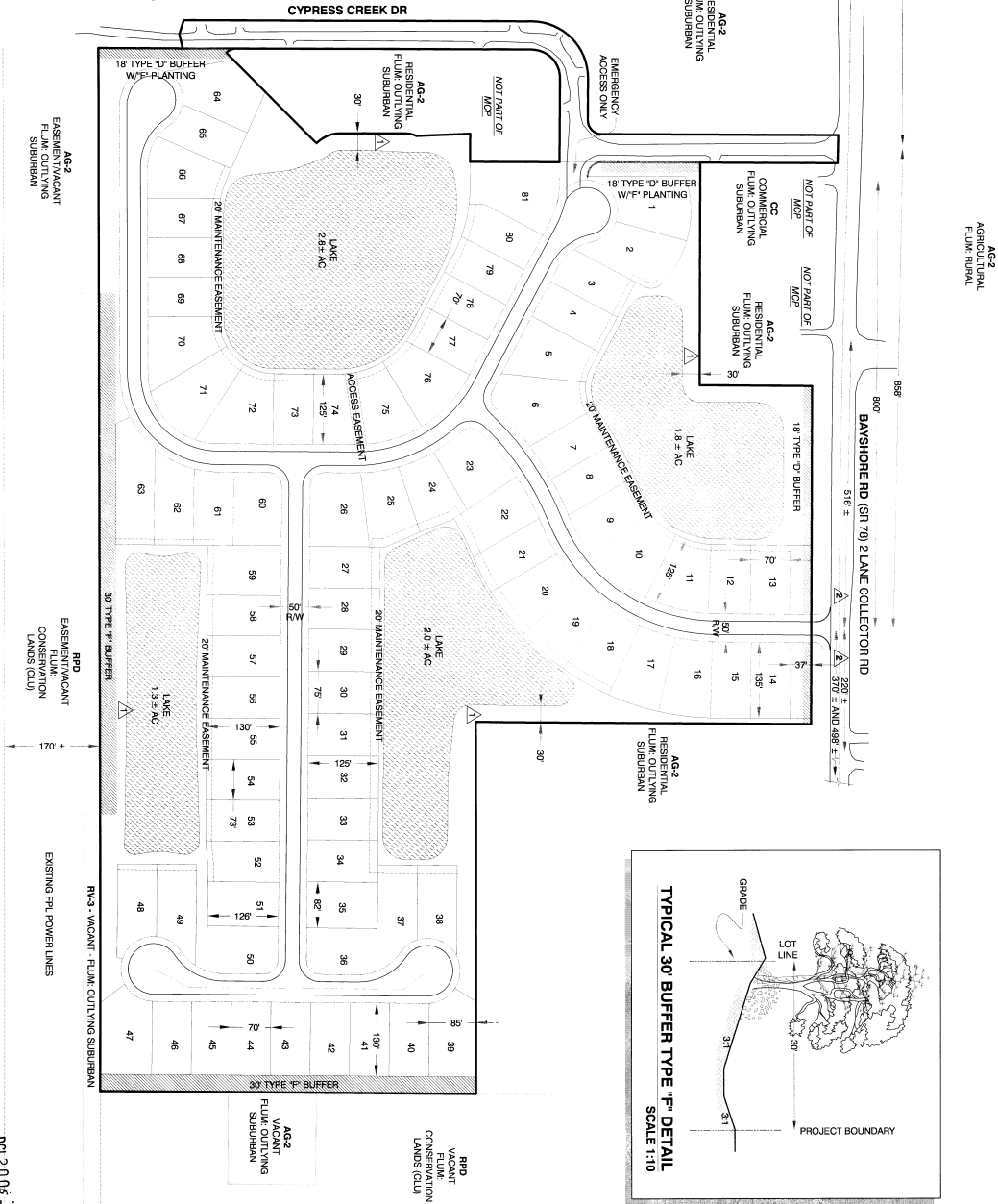


Maps for

Case #: DCT 2005-00089

- PROPERTY DEVELOPMENT REGULATIONS**
 SITE AREA 40.6 ± AC
- MIN. LOT SIZE: 66' x 125' (8,125 sq. ft.)
 MIN. SIDE SETBACK: 7'
 MIN. REAR SETBACK: 20'
 MIN. FRONT SETBACK: 20'
 WATERBODY SETBACK: 25'
 MAX. BUILDING HEIGHT: 36' (2 STORIES)
 MAX. LOT COVERAGE: 40%
- ACCESSORY STRUCTURES SETBACK**
 REAR: 5'
 SIDE: 7'
 WATERBODY: 15'
- DEVIATION #1:**
 A DEVIATION FROM LDC SECTION 10-329 D.1.A.3 WHICH REQUIRES A 50' SETBACK FROM ANY PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP, TO ALLOW A 30' SETBACK FROM THE PROPERTY LINE.
- DEVIATION #2:**
 A DEVIATION FROM LDC 10-289(A) WHICH REQUIRES A MINIMUM STREET AND ACCESSWAY CONNECTION SEPARATION OF 660' ON AN ARTERIAL ROADWAY, TO ALLOW CONNECTION SEPARATIONS OF 220', 370', 498' & 516'
- NOTE:**
 ACCESS TO WATER MANAGEMENT MAINTENANCE EASEMENTS WILL BE PROVIDED THROUGH COMMON AREAS AND ACCESS EASEMENTS, FINAL LOCATION OF ACCESS EASEMENTS MAY VARY DEPENDING ON FINAL STORMWATER MANAGEMENT DESIGN.

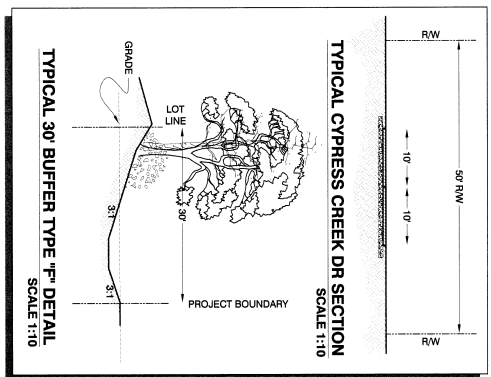
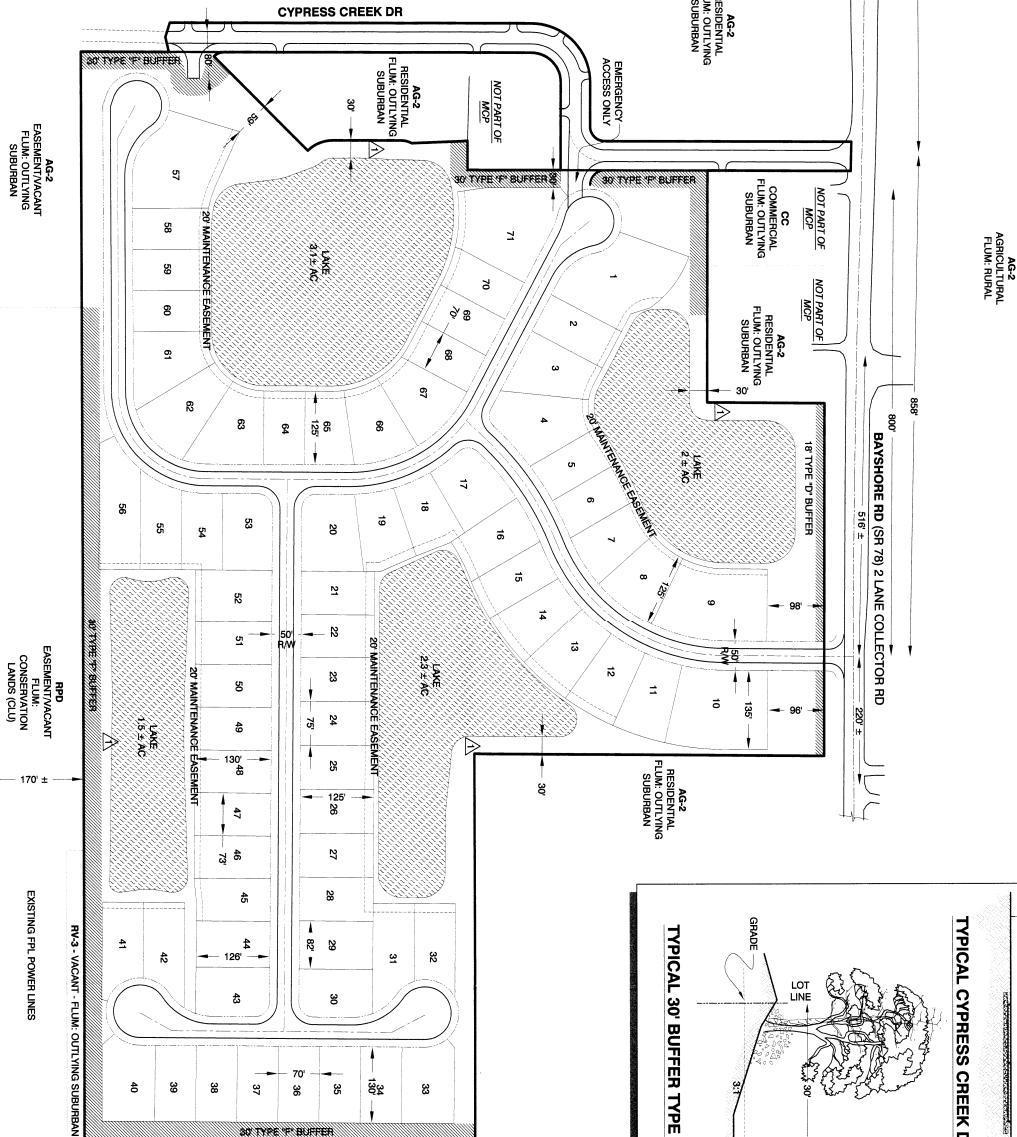


NOTE:
ACCESS TO WATER MANAGEMENT
MAINTENANCE EASEMENTS WILL BE
PROVIDED THROUGH COMMON AREAS AND
ACCESS EASEMENTS. FINAL LOCATION OF
ACCESS EASEMENTS MAY VARY
DEPENDENT ON FINAL STORMWATER
MANAGEMENT DESIGN.

Δ DEVIATION #1:
A DEVIATION FROM LDC SECTION 10-329 D.1.A.3
WHICH REQUIRES A 50' SETBACK FROM ANY PRIVATE
PROPERTY LINE UNDER SEPARATE OWNERSHIP, TO
ALLOW A 30' SETBACK FROM THE PROPERTY LINE.

PROPERTY DEVELOPMENT REGULATIONS
SITE AREA 40.6 ± AC
MIN. LOT SIZE: 65' x 125' (8,125 sq. ft.)
MIN. SIDE SETBACK: 7'
MIN. REAR SETBACK: 20'
MIN. FRONT SETBACK: 20'
WATERBODY SETBACK: 25'
MAX. BUILDING HEIGHT: 35' (2 STORIES)
MAX. LOT COVERAGE: 40%
ACCESSORY STRUCTURES SETBACK
REAR: 5'-1'-0"
SIDE: 7'
WATERBODY: 15'

LOT 1 = 21,729 sq. ft.
LOT 9 = 21,726 sq. ft.
LOT 10 = 21,726 sq. ft.
LOT 23 = 11,950 sq. ft.
LOT 40 = 12,160 sq. ft.
LOT 57 = 21,775 sq. ft.
LOT 71 = 21,353 sq. ft.



RECEIVED
MAR 31 2005
COMMUNITY DEVELOPMENT

0 100' SCALE 1" = 100'

ZONING MASTER CONCEPT PLAN

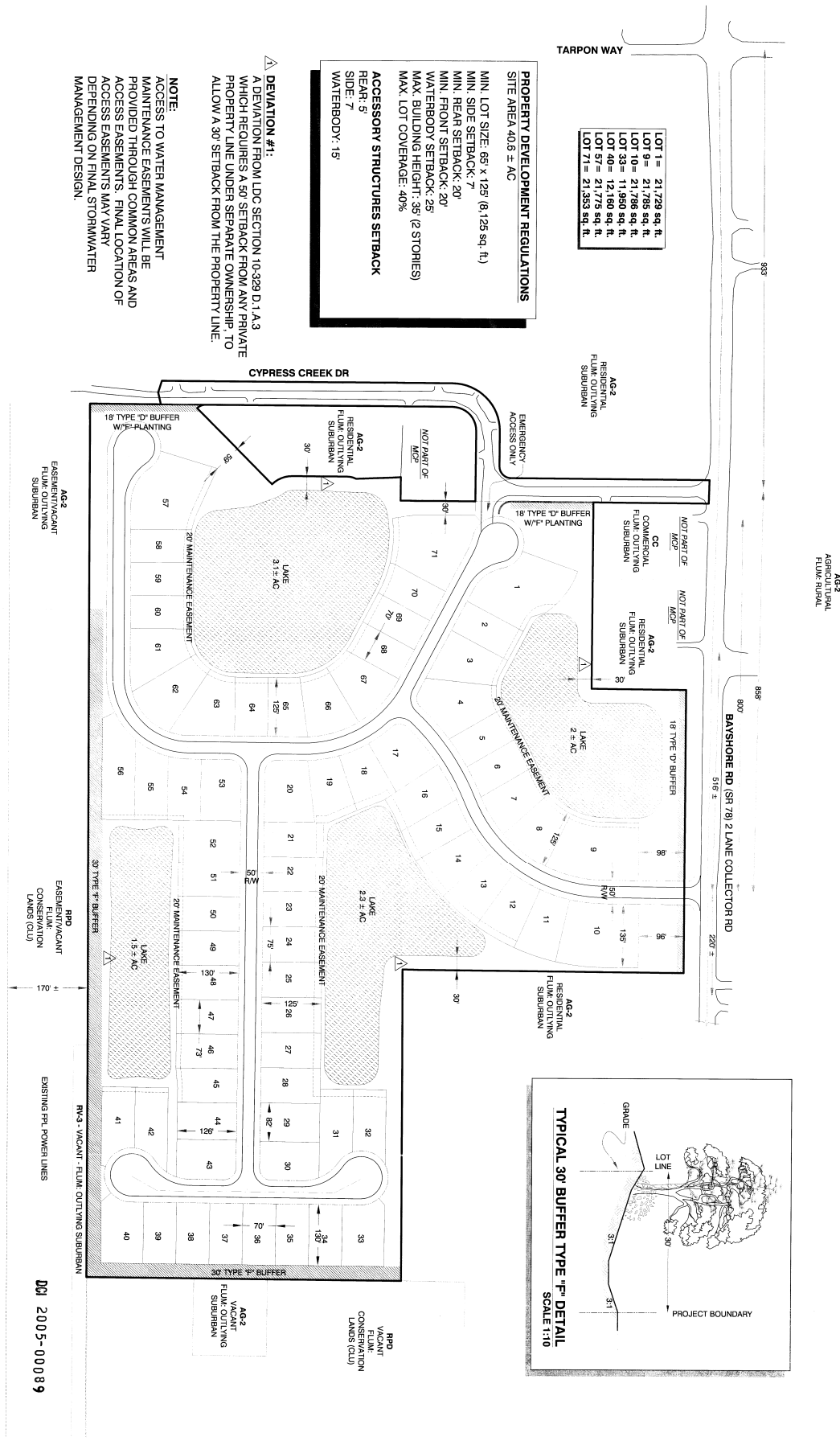
BAYSHORE 40 - RESIDENTIAL DEVELOPMENT
Section 22, T-43-S, R-25-E, Lee County, Florida

REVISIONS
REVISED PER SUFFICIENCY COMMENTS 12/7/05
(5/21/15/05)
REVISED PER SUFFICIENCY COMMENTS 1/18/06
(1/25/06)
5/24/06
3/30/06
3/27/06

MD MORRIS - DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS
2216 Altomont Avenue • Fort Myers, Florida 33901 • (239) 337-3963 • (FAX) 337-3964

05/05/07
DWG
AZ
12/3/05

3/1/2010



RECEIVED
MAR 03 2015
COMMUNITY DEVELOPMENT

DOI 2005-00089

ZONING MASTER CONCEPT PLAN

BAYSHORE 40 - RESIDENTIAL DEVELOPMENT

Section 22, T-43-S, R-25-E, Line County, Florida

REVISOR

REVISED PER SUFFICIENCY COMMENTS 12/7/05 (12/15/05)

REVISED PER SUFFICIENCY COMMENTS 1/18/06 (1/25/06)

2/24/06 3/9/06

MORRIS - DEPEW ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS & MAPPERS

2216 Alamo Avenue • Fort Myers, Florida 33901 • (239) 337-3993 • (FAX) 337-3994

DATE PREPARED: 05/08/14

DATE REVIEWED: 12/20/14

DATE: 12/20/14

BY: [Signature]

SCALE: 1" = 100'

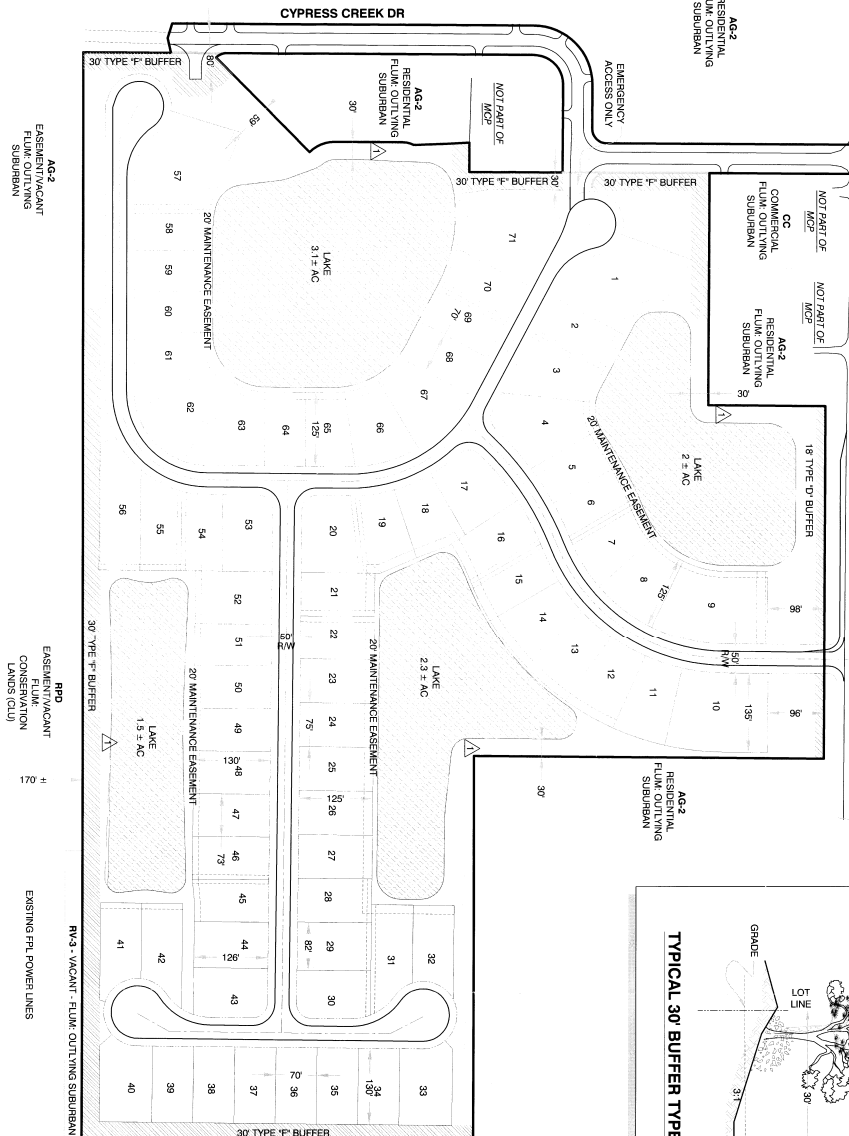
AG-2
AGRICULTURAL
FLUM RURAL

BAYSHORE RD (SR 79) 2 LANE COLLECTOR RD
5.6 ±

TARPON WAY

LOT 1 = 21,729 sq. ft.
LOT 9 = 21,786 sq. ft.
LOT 10 = 21,786 sq. ft.
LOT 33 = 11,950 sq. ft.
LOT 40 = 12,160 sq. ft.
LOT 57 = 21,775 sq. ft.
LOT 71 = 21,353 sq. ft.

△ DEVIATION #1:

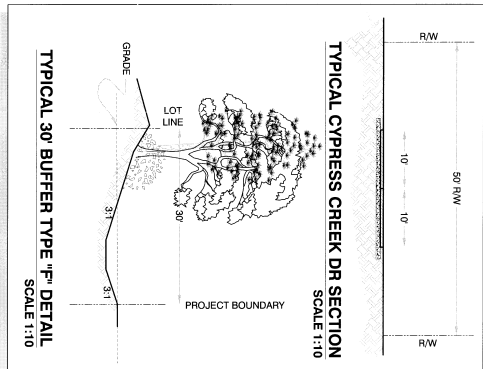


AG-2
EASEMENT/VACANT
FLUM OUTLYING
SUBURBAN

RPO
EASEMENT/VACANT
CONSERVATION
LANDS (CLU)

EXISTING PPL POWER LINES

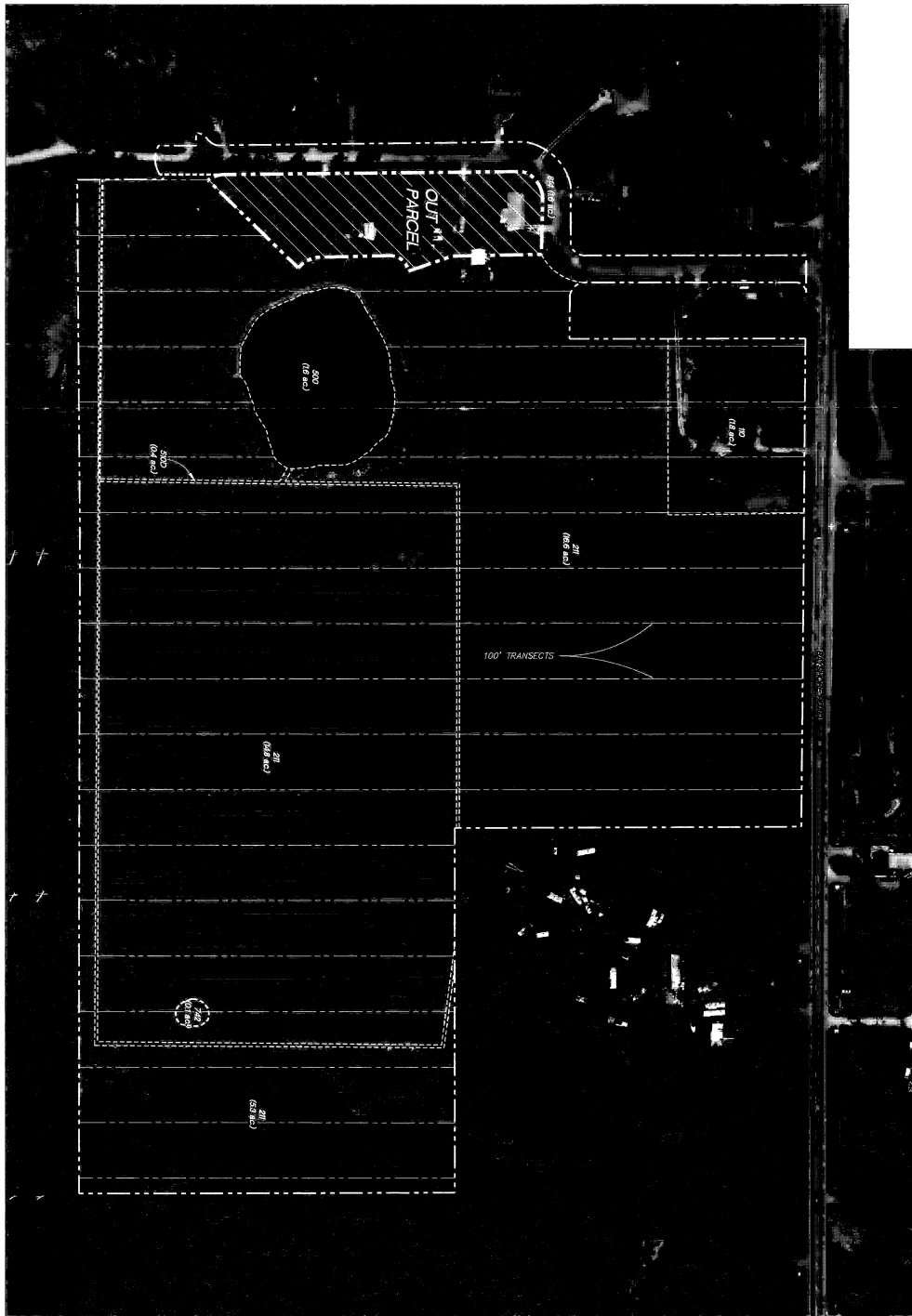
RVA-3 - VACANT - FLUM OUTLYING SUBURBAN



TYPICAL 30' BUFFER TYPE "F" DETAIL
SCALE 1:10

APPROVED
Master Concept Plan
Site Plan - Scale 1/8" = 1'-0"
Subject to conditions in Resolution 2005-00089
Case # 2005-00089

MD 2005-00089



PROTECTED SPECIES ASSESSMENT

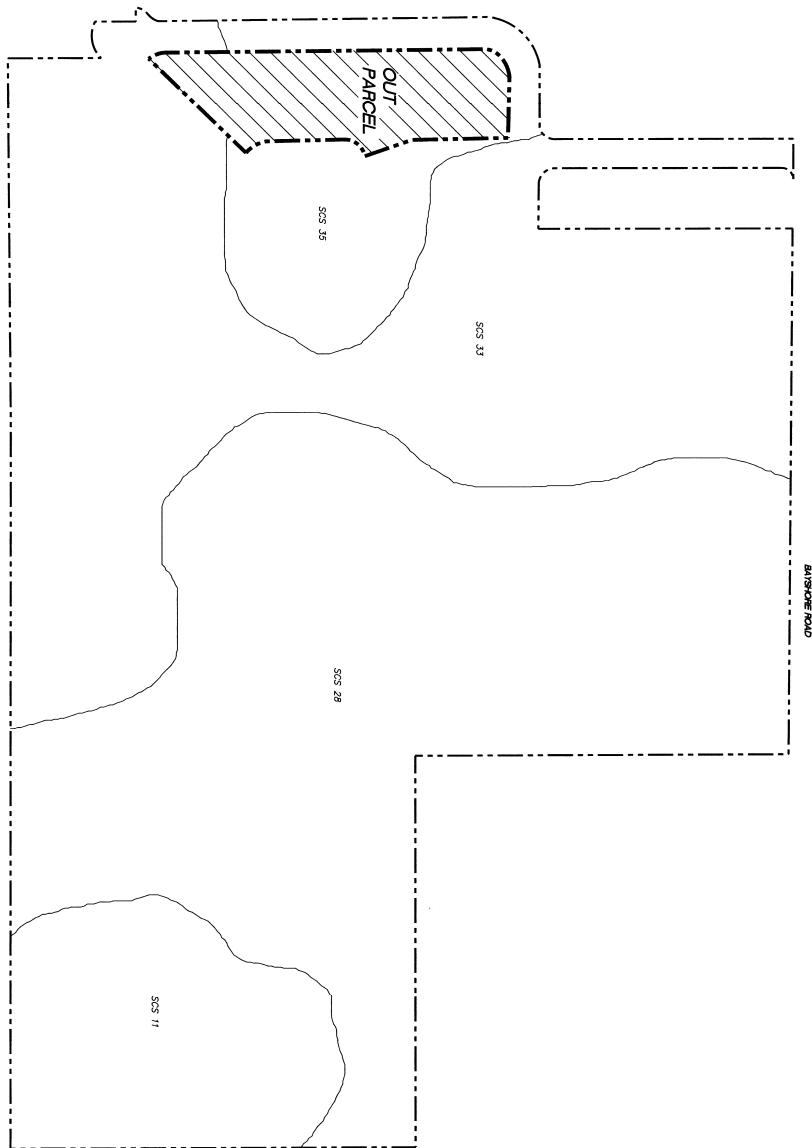
PLANTS	Description	Area
210	Improved Pastures	36.9 ac.
271	Wetlands	1.6 ac.
500	Wetlands	0.1 ac.
742	Barren Areas	1.2 ac.
814	Roads and Highways	42.2 ac.
1074		

Notes:
1. Mapping based on photo-interpretation of 1" = 60' scale 2002 aerial photography and ground truthing in April 2004.
2. County Property Appraiser's records were used to obtain the County Property Appraiser's records.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by appropriate regulatory agencies.

100 50 0 100
SCALE
FEET

DCI 2005-00089

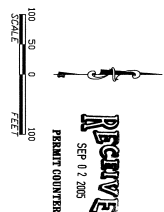




SOIL MAP

Soil Legend
 SCS 11 - Muck fine sand
 SCS 29 - Muck sand
 SCS 33 - Oldwater sand
 SCS 35 - Reddish sand

DOI 2005-00089



SHEET

40± ACRE BAYSHORE PARCEL

W. DEXTER BENDER & ASSOCIATES
 ENVIRONMENTAL & MARINE CONSULTING
 PORT MYERS 239/334-3680 PORT CHARLOTTE 941/255-1482





AG-2
AGRICULTURAL
FLUM OUTFLOW
SUBURBAN

TARPON WAY

AG-2
RESIDENTIAL
FLUM OUTFLOW
SUBURBAN

CC
RESIDENTIAL
FLUM OUTFLOW
SUBURBAN

AG-2
RESIDENTIAL
FLUM OUTFLOW
SUBURBAN

BAYSHORE RD

AG-2
RESIDENTIAL
FLUM OUTFLOW
SUBURBAN

CYPRESS CREEK DR

PROPERTY DEVELOPMENT REGULATIONS
SITE AREA 40.6 ± AC

LOT SIZE: 70' X 125' (8,750 sq. ft.) MIN.
MIN. SIDE SETBACK: 7'
MIN. REAR SETBACK: 20'
MIN. FRONT SETBACK: 20'
WATERBODY SETBACK: 25'
MAX. BUILDING HEIGHT: 35' (2 STORIES)
MAX. LOT COVERAGE: 40%

ACCESSORY STRUCTURES SETBACK
REAR: 5'
SIDE: 7'
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DEVIATION #1:
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PRIVATE PROPERTY LINE UNDER SEPARATE
OWNERSHIP, TO ALLOW A 30' SETBACK FROM THE
PROPERTY LINE.

AG-2
ESSENTIALLY
VACANT
FLUM OUTFLOW
SUBURBAN

PRO
ESSENTIALLY
VACANT
FLUM OUTFLOW
SUBURBAN

PRO
VACANT
FLUM OUTFLOW
SUBURBAN

AG-2
VACANT
FLUM OUTFLOW
SUBURBAN

DCI 2005-00089
Permit Center
SEP 8 2005

ZONING MASTER CONCEPT PLAN

BAYSHORE 40 - RESIDENTIAL DEVELOPMENT

Section 22, T-4S-S, R-2S-4, Lee County, Florida



MORRIS - DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS
2216 Alton Road • Fort Myers, Florida 33901 • (239) 331-3953 • FAX) 331-3994

DATE: 06/09/11
BY: [Signature]
CHECKED BY: [Signature]
DATE: 9/1/05

SHEET 1



S89°40'03"E 75.01'(M)

[illegible][illegible][illegible][illegible]

Lawyers Title Insurance Corporation
James Mancuso & Associates, P.A.

This is to clarify the study of OGI and the survey on which a claim was made in accordance with Information Standard 12. The study of ALTA/ACSM Land the Survey, "Survey established and adopted by ALTA, ACSM and NPS" in 1996 and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11(A), 11(B), 12, and 13 of the ALTA/ACSM Survey. Pursuant to the accuracy standards as adopted by ALTA, NPS and ACSM and in light of the date of this certification, undersigned further certifies that computer file procedures, instrumentation and accurate survey personnel were employed in order to achieve said computer file procedures. Information in the Wyoming agency, and survey requirements for surveyors, and the survey of ALTA/ACSM Land the Survey, and the survey of ALTA/ACSM Land the Survey, and is correct to the best of my knowledge and belief.


 Mark A. Hatfield, PSM
 Land Surveyor and Mapper
 Registration No. 4155
 Date 6-27-05

CURVE DATA

CURVE DATA

AUG.	CHARGE	CHARGE
○ = FOUND IRON ROD (P.I.R.)		
○ = FOUND IRON ROD AND CAP (P.I.R.C.)		
↑ = GUT WIRE		

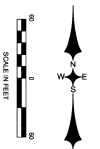
[illegible]

REVISIONS	

MD **MORRIS - DEPEW ASSOCIATES, INC.**
ENGINEERS PLANNERS SURVEYORS & MAPPERS
2216 Allamore Avenue Fort Myers, Florida 33901 (239) 337-3993 (FAX) 337-3994

S10CES	ALTA/ACSM LAND TITLE SURVEY
	BEAZER HOMES CORPORATION BAYSHORE 40 ACRES Located in Section 22, T.43 S., R.25 E., Lee County, Florida
ORDERED BY M/H DATE: 6-27-05	MDA PROJECT: 05087 DRAWN BY: DA
SHEET	

- LEGEND**
- 1 - FOUND CONCRETE MONUMENT (F.C.M.)
 - 2 - FOUND IRON MONUMENT (F.I.M.)
 - 3 - FOUND IRON MONUMENT AND CROWN (F.I.M.C.)
 - 4 - UTILITY POLE
 - 5 - UTILITY TOWER
 - 6 - CONCRETE BLOCK STRUCTURE
 - 7 - CONCRETE BLOCK STRUCTURE
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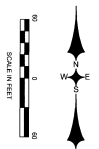
DEC 2005-00089
 SEP 02 2005
 PERMIT OFFICE

S2 OF S2 SHEET DATE: 6-27-05 CHECKED BY: MAH DESIGNED BY: DA	ALTA/ACSM LAND TITLE SURVEY BEAZER HOMES CORPORATION BAYSHORE 40 ACRES Lee County, Florida	MORRIS - DEPEW ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS & MAPPERS 2216 Alton Road Fort Myers, Florida 33901 (239) 337-3903 (FAX) 337-3994	REVISIONS
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S1 OF S2	ALTA/ACSM LAND TITLE SURVEY	
	BEAZER HOMES CORPORATION BAYSHORE 40 ACRES Located in Section 22, T.43 S., R.25 E., Lee County, Florida	
CHECKED BY MAH	NO. PROJECT 05087	DATE 6-27-06
DRAWN BY DA		SHEET 1

- LEGEND**
- 1. FLOOD CONTROL ELEVATION (F.C.E.)
 - 2. FLOOD CONTROL ELEVATION (F.C.E.)
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 - 99. FLOOD CONTROL ELEVATION (F.C.E.)
 - 100. FLOOD CONTROL ELEVATION (F.C.E.)



Applicant's Survey Checked <i>[Signature]</i> 001 2005-00089		ALTA/ACSM LAND TITLE SURVEY	
BEAZER HOMES CORPORATION Lee County, Florida		MORRIS - DEPEW ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS & MAPPERS 2218 Alton Avenue Fort Myers, Florida 33901 (239) 337-3960 (888) 337-3964	
REVISIONS 10-10-05 DA - REVISE TOPOGRAPHIC LANEWORK 11-08-05 JTM - ADD STATE PLANE COORDINATES		DATE NOV 18 2005	
PROJECT BAYSHORE ROAD		SHEET S2 OF S2	

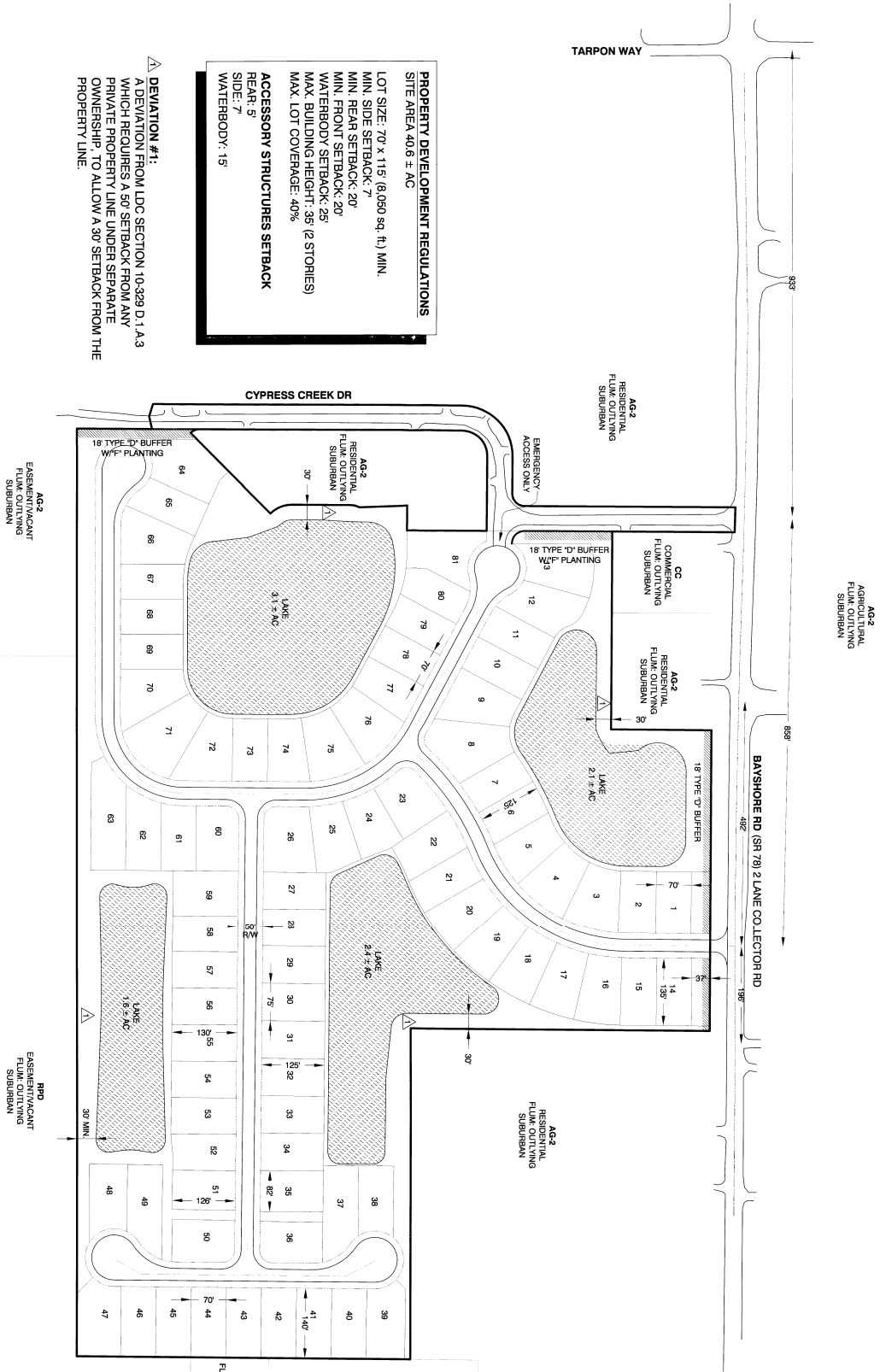


PROPERTY DEVELOPMENT REGULATIONS
SITE AREA 40.6 ± AC

LOT SIZE: 70' x 115' (8,050 sq. ft.) MIN.
MIN. SIDE SETBACK: 7'
MIN. REAR SETBACK: 20'
MIN. FRONT SETBACK: 20'
WATERBODY SETBACK: 25'
MAX. BUILDING HEIGHT: 35' (2 STORIES)
MAX. LOT COVERAGE: 40%

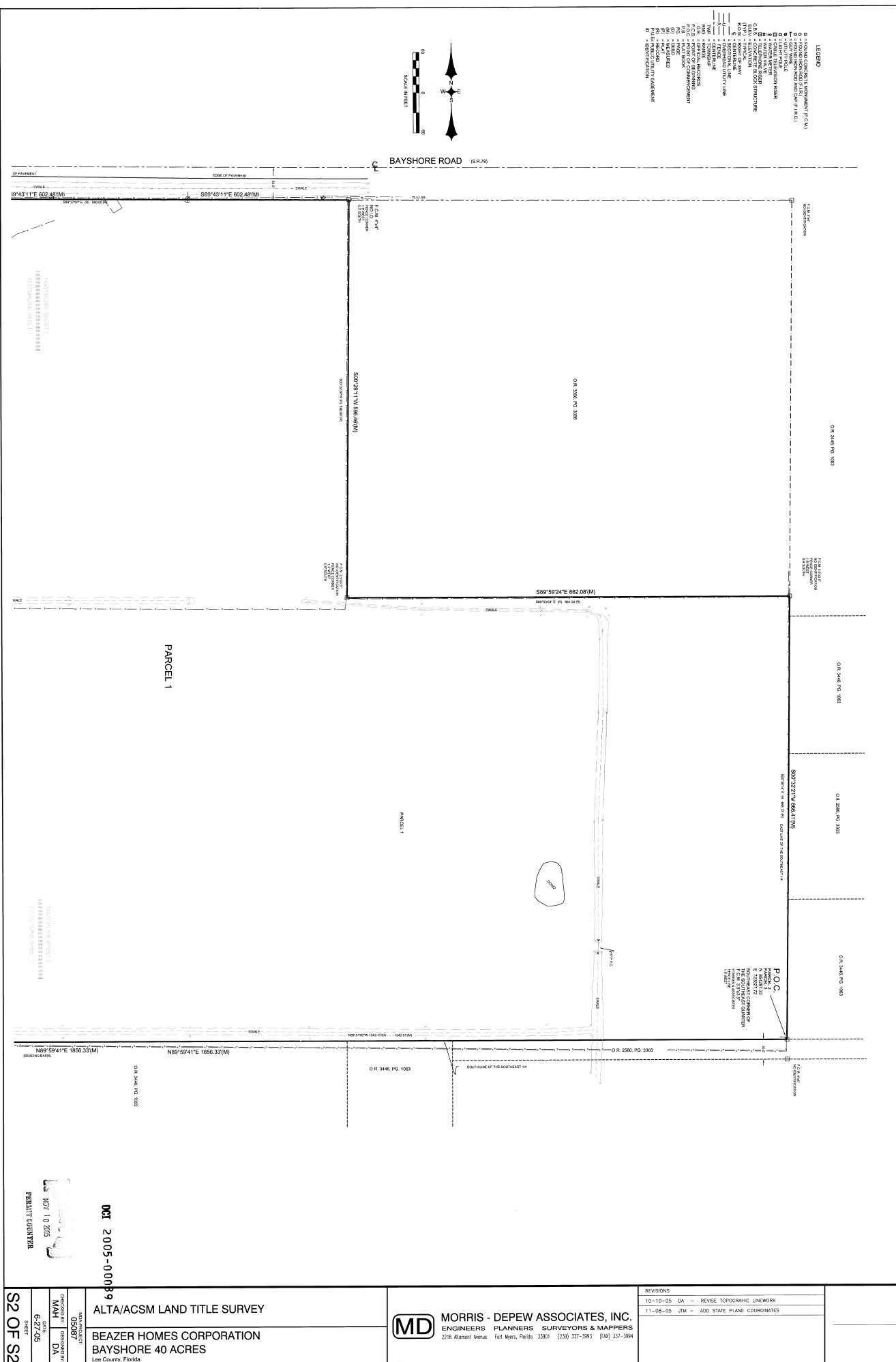
ACCESSORY STRUCTURES SETBACK
REAR: 5'
SIDE: 7'
WATERBODY: 15'

DEVIATION #1:
A DEVIATION FROM LDC SECTION 10.329 D.1.A.3 WHICH REQUIRES A 50' SETBACK FROM ANY PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP, TO ALLOW A 30' SETBACK FROM THE PROPERTY LINE.



DC 2 005 -000 89





AG-2
AGRICULTURAL
FILM RURAL

TARPON WAY

PROPERTY DEVELOPMENT REGULATIONS

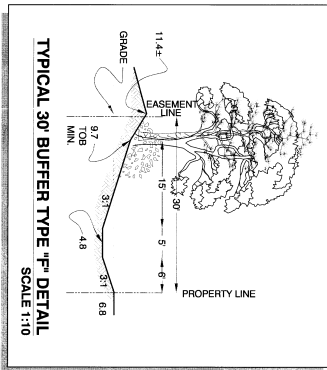
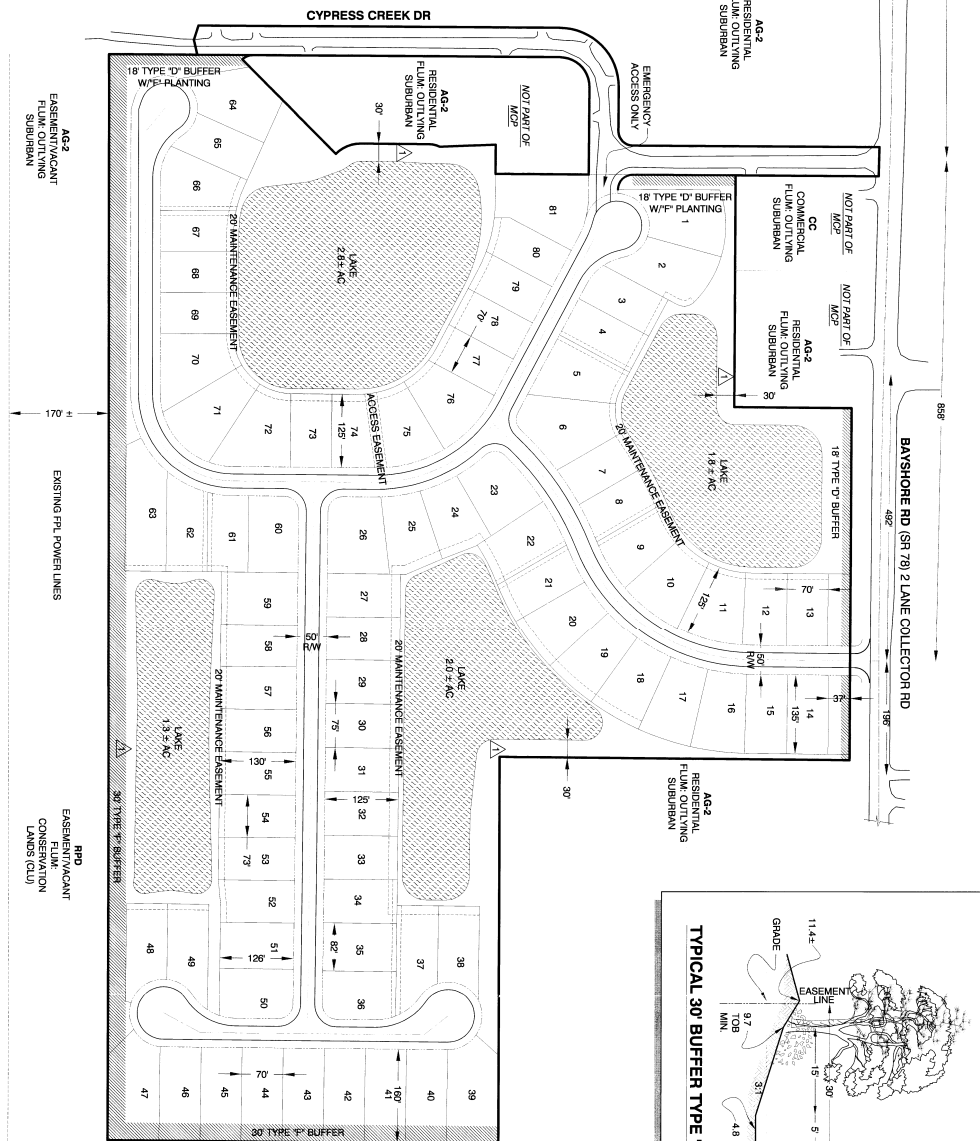
SITE AREA 40.6 ± AC
MIN. LOT SIZE: 65' x 125' (8,125 sq. ft.)
MIN. SIDE SETBACK: 7'
MIN. REAR SETBACK: 20'
MIN. FRONT SETBACK: 20'
WATERBODY SETBACK: 25'
MAX. BUILDING HEIGHT: 35' (2 STORIES)
MAX. LOT COVERAGE: 40%
ACCESSORY STRUCTURES SETBACK
REAR: 5'
SIDE: 7'
WATERBODY: 15'

DEVATION #1:

A DEVIATION FROM LDC SECTION 10-329 D.1 A.3 WHICH REQUIRES A 50' SETBACK FROM ANY PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP TO ALLOW A 30' SETBACK FROM THE PROPERTY LINE.

NOTE:

ACCESS TO WATER MANAGEMENT MAINTENANCE EASEMENTS WILL BE PROVIDED THROUGH COMMON AREAS AND ACCESS EASEMENTS. FINAL LOCATION OF ACCESS EASEMENTS MAY VARY DEPENDING ON FINAL STORMWATER MANAGEMENT DESIGN.



RECEIVED
DEC 15 2005
COMMUNITY DEVELOPMENT

DCI 2005-00089



ZONING MASTER CONCEPT PLAN

BAYSHORE 40 - RESIDENTIAL DEVELOPMENT
Section 22, 1-A3-5, R-25-C, Lee County, Florida

REVISED PER SUFFICIENCY COMMENTS 12/7/05
(12/15/05)



MORRIS - DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS
2216 Alton Road • Fort Myers, Florida 33901 • (239) 337-3993 • (800) 337-3994

DATE: 12/29/05
DRAWN BY: AZ
CHECKED BY: AZ
SCALE: AS SHOWN

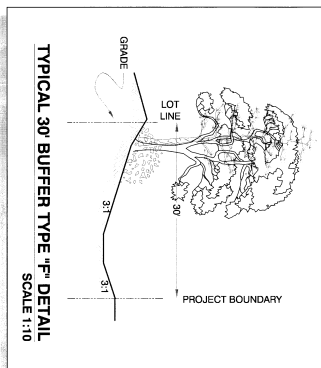
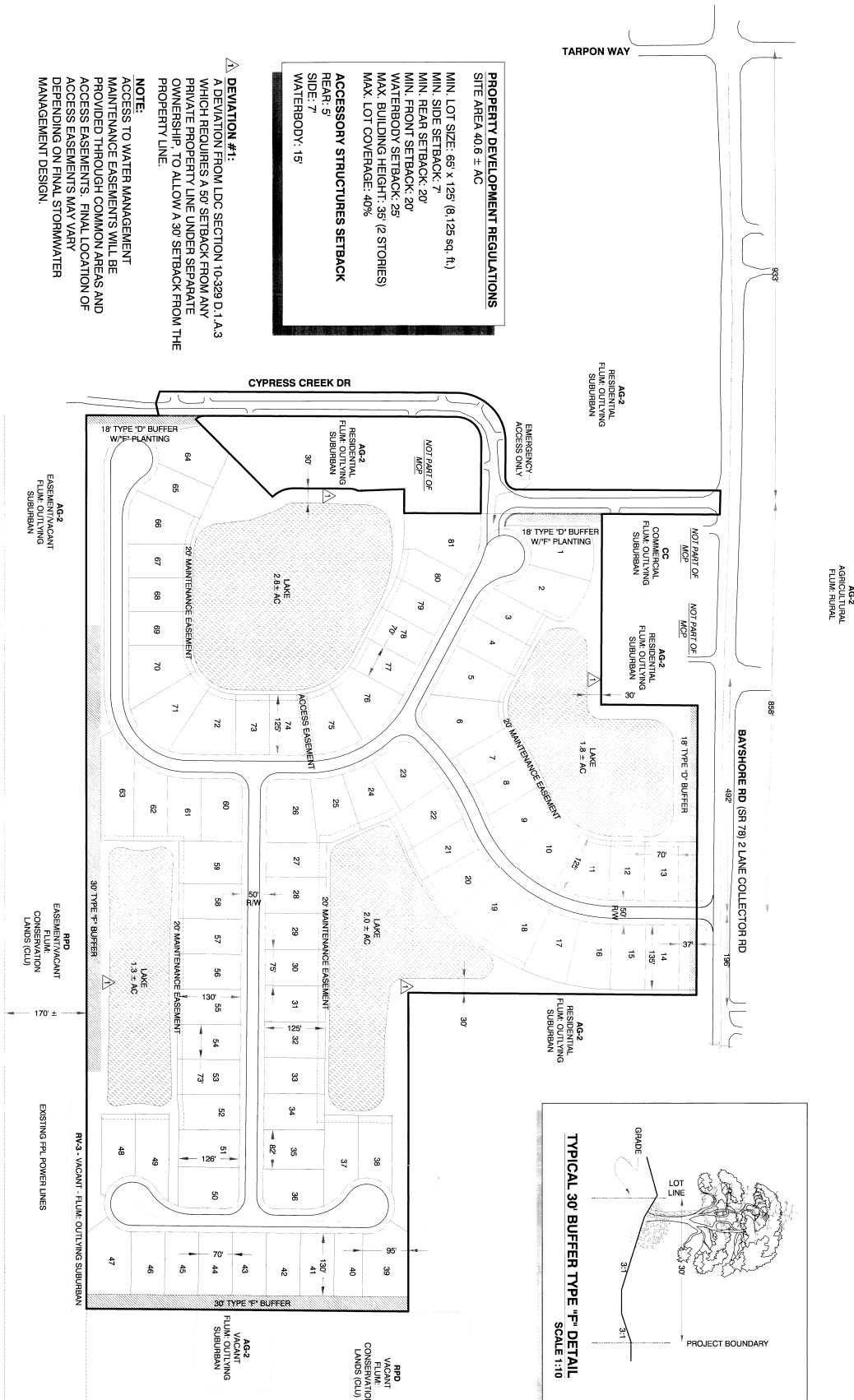
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MD 2005-00089

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 JAN 27 2005

MD MORRIS • DEPEW ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS & MAPPERS
 2216 Alhambra Avenue • Fort Myers, Florida 33901 • (239) 337-3993 • (FAX) 337-3994

ZONING MASTER CONCEPT PLAN

BAYSHORE 40 RESIDENTIAL DEVELOPMENT
 Section 22, T-43-S, R-25-E, 1st & 2nd Plats

REVISIONS
 REVISED PER SUFFICIENCY COMMENTS 12/7/05 (12/15/05)
 REVISED PER SUFFICIENCY COMMENTS 1/18/06 (1/25/06)

DATE: 1/29/05
 SHEET: 1