

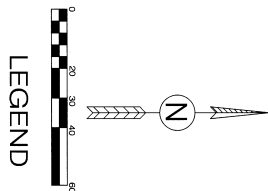


Maps for

Case #: DCT2006-00021

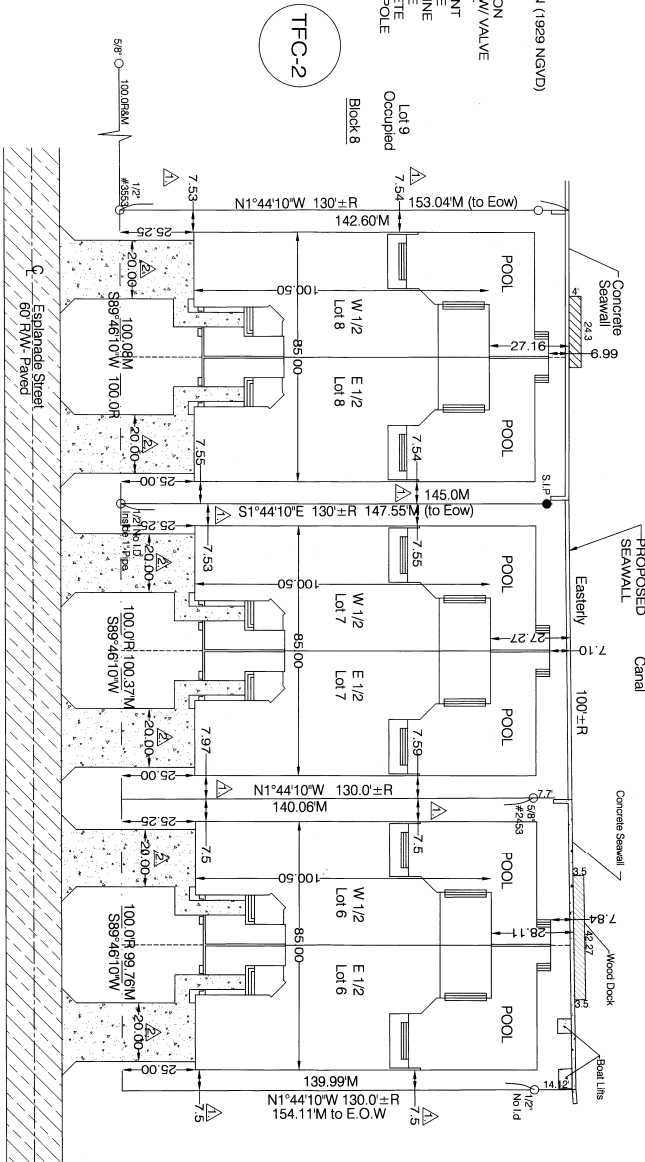
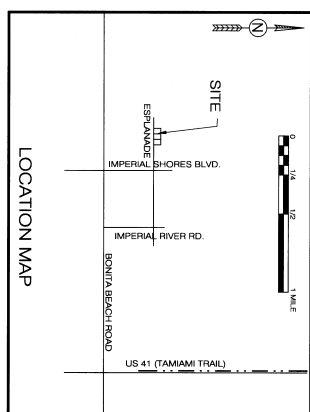
PROPERTY DEVELOPMENT REGULATIONS

TOTAL SITE AREA = 1.06 ACRES
 MAXIMUM BUILDING HEIGHT = 35'
 MINIMUM LOT DEPTH = 152'
 MINIMUM LOT WIDTH = 50'
 MINIMUM LOT AREA = 7600 SF
 MINIMUM FRONT SETBACK = 25'
 MINIMUM COMMON WALL SIDE SETBACK = 0'
 MINIMUM WATER SETBACK = 25'
 MINIMUM ACCESSORY STRUCTURE SETBACK TO A SEAWALLED CANAL = 5'
 MAXIMUM LOT COVERAGE = 40%
 MINIMUM OPEN SPACE PROVIDED = 25%
 DWELLING UNITS = 6



LEGEND

- EXISTING ELEVATION (1929 NGVD)
- PROPOSED ELEVATION
- PROPOSED ELEVATION
- EXISTING HYDRANT W/ VALVE
- EXISTING PAVEMENT
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED CONCRETE
- PROPOSED CONCRETE
- PROPOSED POWER POLE
- RIGHT OF WAY LINE
- 3/4" WATER METER
- CHAIN LINK FENCE



- LIST OF DEVIATIONS
- △ REQUEST TO DEVIATE FROM SECTION 34.035(1)(b) OF THE BONITA SPRINGS LAND DEVELOPMENT CODE WHICH REQUIRES ALL BUILDINGS AND STRUCTURES MUST BE SET BACK FROM THE DEVELOPMENT PERIMETER A DISTANCE EQUAL TO 15 FEET. IF THE SUBJECT PROPERTY IS OR WILL BE ZONED RPD, MHPD, CPFD OR CPD TO ALLOW FOR 7.5 FEET.
 - △ REQUEST TO DEVIATE FROM BONITA SPRINGS ORDINANCE 05-16 WHICH REQUIRES A DRIVEWAY WIDTH OF 18 FEET TO ALLOW FOR 20 FOOT DRIVEWAY WIDTH TO ACCOMMODATE (2) 9 GARAGE DOORS WITH A 16' BLOCK BETWEEN.
 - Lot 5
Occupied

TFC-2

SCHEDULE OF USES

- Accessory uses, buildings and structures
- Docks, seawalls
- Fences, walls
- Nonmotor accessory structures
- Signs in compliance with chapter 30
- Two-family attached
- Essential services
- Home care facility
- Home occupation
- No outside help
- Residential accessory uses
- Model home

APPROVED

City of Bonita Springs

Subj. to conditions in Ordinance 20-04-28

Case # 20-04-28

OFF OF BONITA SPRINGS

APR 15 2008

RECEIVED

2006-00021

LEGAL DESCRIPTION

Lots 6, 7 & 8, Block 8, Imperial Shores, Unit 1, unrecorded, O.R. Book 53 Page 130 of the public records of Lee County, Florida.

EXHIBIT IV-E, IV-C, II-F-3

MASTER CONCEPT PLAN

4848 ESPLANADE STREET

SCALE: 1" = 20'

DATE: 7/1/06

DRAWN BY: MARK GRESS

REVIEWED: 4/10/06

PROGRESSIVE ENGINEERING

26671 CORONA RD. S.E.

BONITA SPRINGS, FL 34135

TEL: (888) 566-1839 FAX: (888) 566-1839

CON #4776

SH. 1 of 1