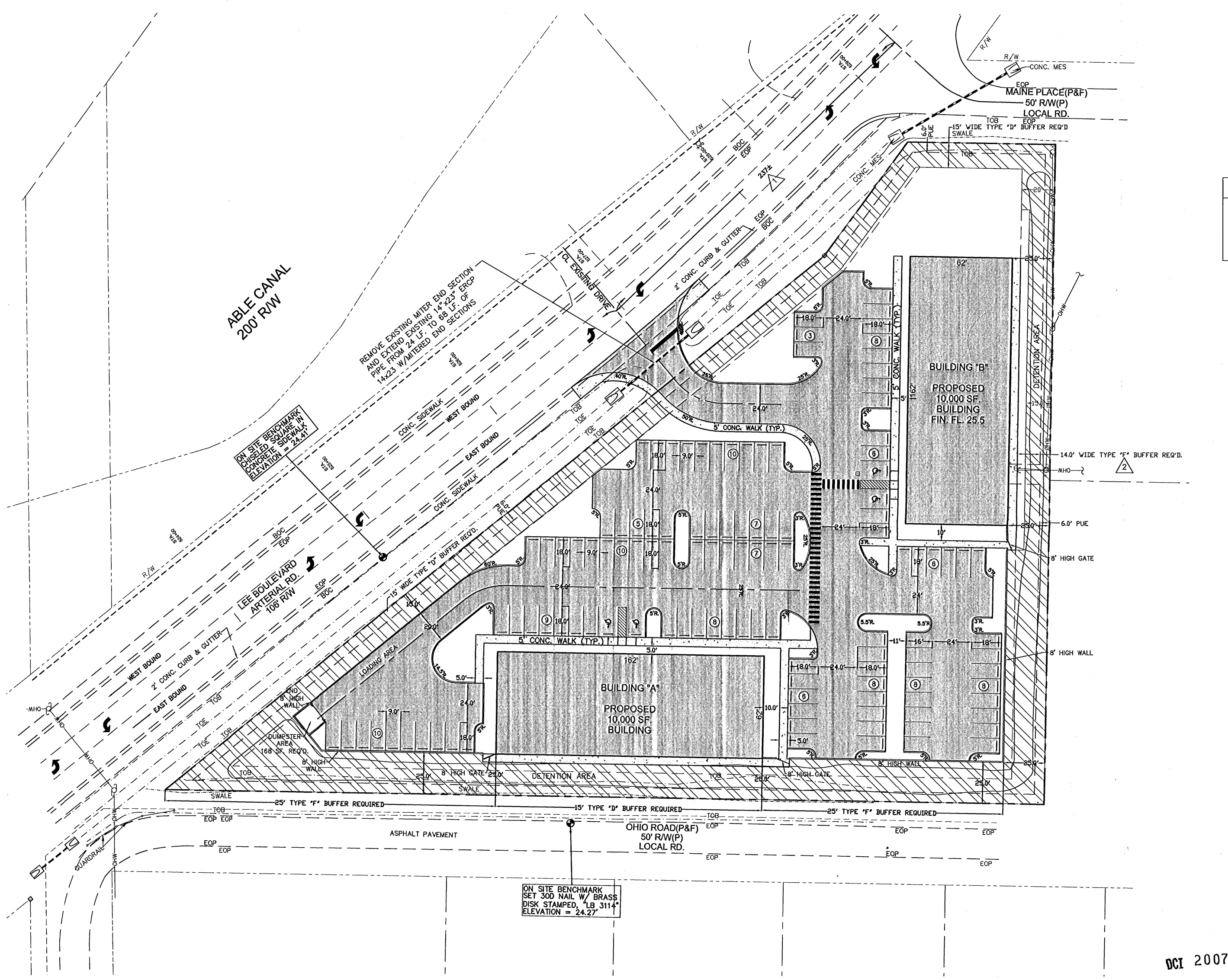
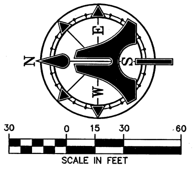
kwiktag® 034 984 097

Maps for
Case #: DC12007-00004

PLOT - DATE: 4/23/2008 TIME: 11:14 AM FILENAME: (00) MASTER CONCEPT 03 13 08.dwg SHEET LAYOUT NAME: (00) MASTER CONCEPT PLAN PLOTTED BY: PHILLIP MIRASOLO





OPEN SPACE

TOTAL SITE = 2.74 AC.± OR 119,354 SF.

OPEN SPACE = 20% REQUIRED 23,870 SF.
PROVIDED 28,983 SF.

INDICATES OPEN SPACE ▨

DEVIATION: = △

APPROVED
Master Concept Plan
Site Plan # Z-07-076 Page 1 of 1
Subject to conditions in Resolution Z-07-076
Case # DCI2007-00004

DCI 2007-00004

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COMMUNITY DEVELOPMENT

No	DATE	BY	REVISION DESCRIPTION
1	7/18/07	PJM	ADDED LANDSCAPE ISLANDS TO PARKING AREA
2	10/23/07	PJM	REVISED LANDSCAPE ISLANDS TO PARKING AREA
3	03/13/08	PJM	REVISED PER RESOLUTION No. 2-07-076
4			
5			

DESIGN BY: LJL	DATE: 12-2007	CLIENT CONTACT INFO: ELESANDEE I. INC. PHONE: 292-0975 800 W. CYPRESS CREEK RD. 470 FAX NO: FORT LAUDERDALE FL., 33309 OTHER:
DRAWN: PJM	DATE: 12-2007	
CHECKED: BLF	DATE: 12-2007	COUNTY: LEE COUNTY

AIM Engineering & Surveying, Inc.
CIVIL • SANITARY • TRANSPORTATION • DEVELOPMENT • PROJECT MANAGEMENT
5300 LEE BOULEVARD
POST OFFICE BOX 1235
LEHIGH ACRES, FLORIDA 33971
E-Mail: engineering@aimengr.com
LEHIGH ACRES 239-332-4569
FORT MYERS 239-332-4569
FAX 239-332-8734
CERTIFICATION OF AUTHORIZATION No. 00003114

SHEET TITLE **MASTER CONCEPT PLAN**

PROJECT **ELESANDAE, INC.**
511 LEE BLVD..
LEHIGH ACRES FL., 33936

ENGINEER OF RECORD:
TIMOTHY E. DENGER, P.E.
FLORIDA REG. NO. 66631
DATE 23 Apr 08

PROJECT NUMBER	SECTION	TOWNSHIP	RANGE	SHEET
06-9092	32	44-S	27-E	1
STRAP NUMBER: 32-44-27-11-00054.0030				OF 1

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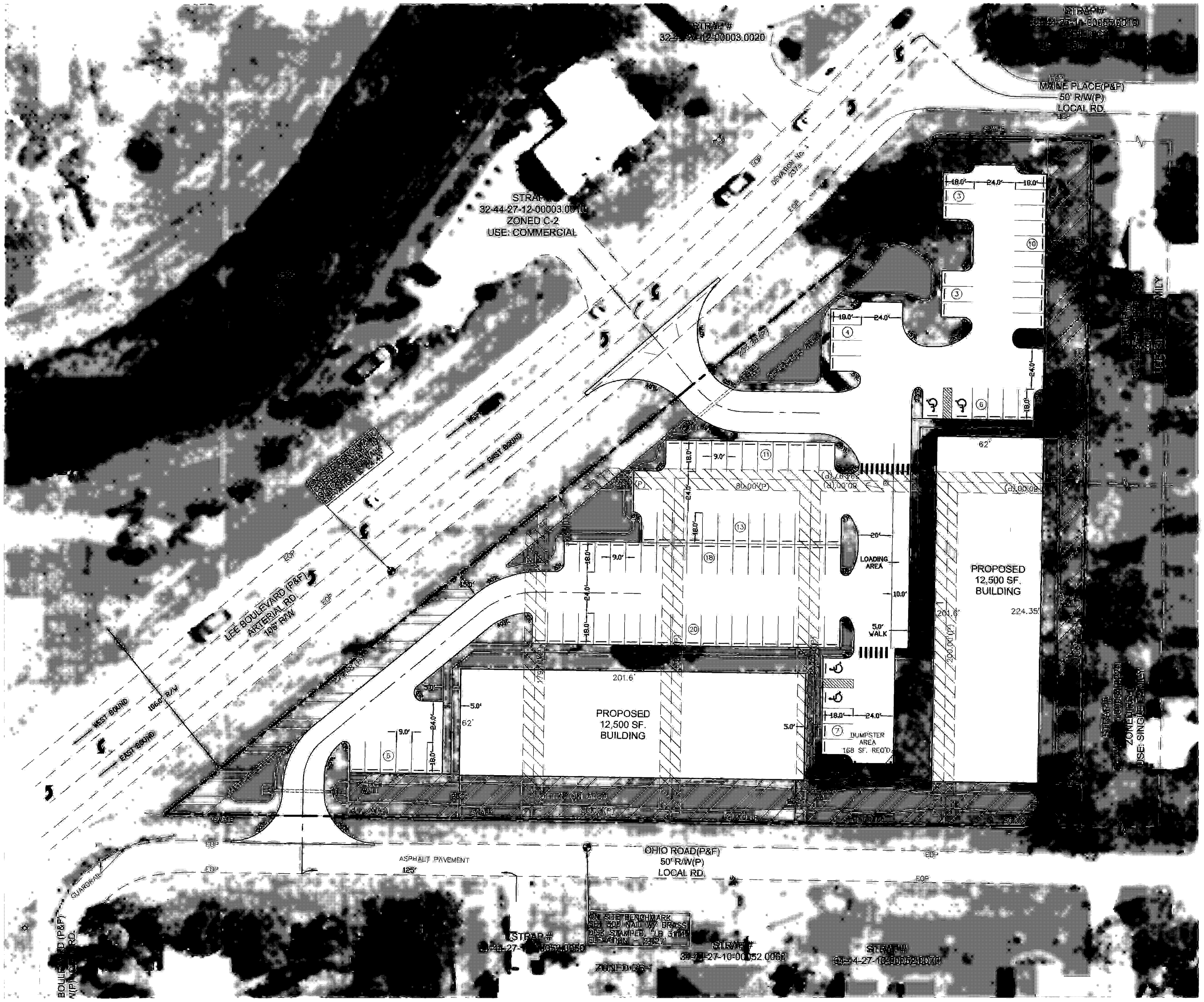

30 0 15 30 60
SCALE IN FEET

PROPERTY DEVELOPMENT REGULATION TABLE

TOTAL SITE = 2.74 AC.±
OR 119,354 SF.

OPEN SPACE = 20% REQUIRED
OR 23,870 SF.

INDICATES OPEN SPACE ▨

BUILDING SETBACKS =
NORTH (ROW) = 25 FT. MIN.
EAST (ROW) = 25 FT. MIN.
SOUTH (RS-1) = 15 FT. MIN.
WEST (ROW) = 25 FT. MIN.

BUILDING HEIGHT:
MAXIMUM BUILDING HGT. = 35 FT.

BUILDING COVERAGE:
25,000 SF. OR 21%

DEVIATION:
No. 1 REQUEST A DEVIATION FROM LDC SEC. 10-285 INTERSECTION SEPARATION REQUIREMENT OF 660 FT. FOR ARTERIAL STREET TO 237 FT. TO EXISTING DRIVE AND PROPOSED ENTRANCE TO SHOPPING CENTER.

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No	DATE	BY	REVISION DESCRIPTION
1			
2			
3			
4			
5			

DESIGN BY: LJL	DATE: 12-2006	CLIENT: ROB JAMES
DRAWN: PJM	DATE: 12-2006	PROJECT 511 LEE BLVD.
CHECKED: BLF	DATE: 12-2006	COUNTY: LEE

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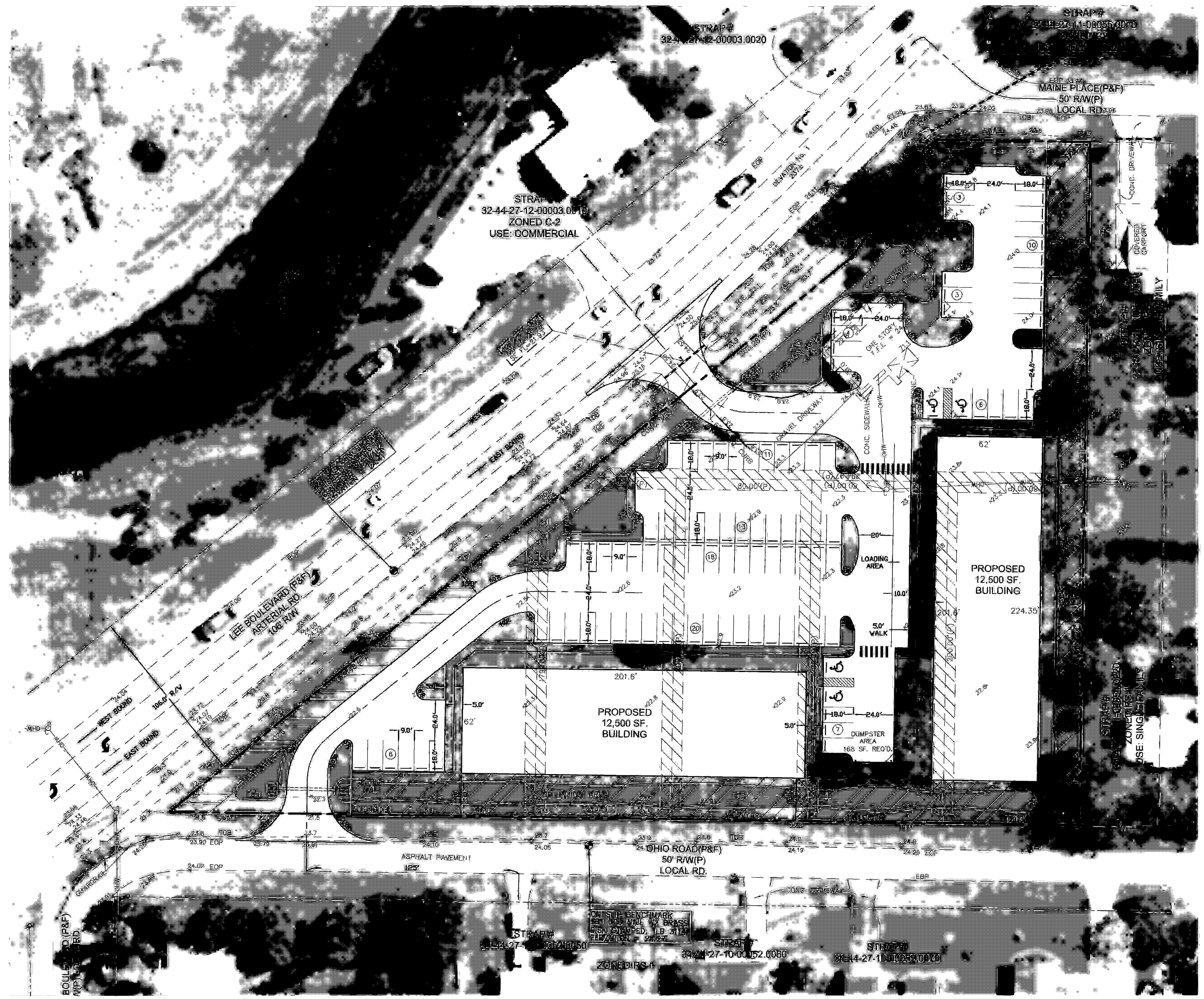
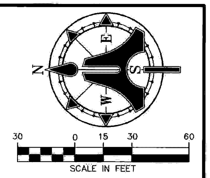
CERTIFICATION OF AUTHORIZATION No: 00003114

MASTER CONCEPT PLAN
511 LEE BOULEVARD

ENGINEER OF RECORD: B L F BERNARD LEE FLYNN III, P.E.		PROJECT NUMBER: 06-9092			SHEET 0
		SECTION: 32	TOWNSHIP: 44 S	RANGE: 27 E	
FLORIDA REG. NO.: 63907	DATE: 12/21/06	FILE NAME: MASTER CONCEPT 12 04 06			OF X

P:\JOBS\9000-9999\06-9092 (B2 COMMERCIAL-511 LEE BLVD-RJ)\06-9092 (DRAWINGS)\(04) SITE.dwg, 12/21/2006 1:09:52 PM, pmirasolo





STRAP NUMBER

32-44-27-11-00054.0220
32-44-27-11-00054.0230
32-44-27-11-00054.0240
32-44-27-11-00054.0250
32-44-27-11-00054.0260
32-44-27-11-00054.0270

ADDERSS

511 LEE BLVD AND 318 THRU 326 OHIO RD.

LAND USE:

FUTURE LAND USE:	CENTRAL URBAN
EXISTING ZONING:	RS-1 | PROPOSED CPD
EXISTING USE:	VACANT AND RESIDENTIAL
PROPOSED USE:	COMMERCIAL (MIXED USE)

SITE DATA:

PROPOSED BUILDING AREA	25,000 SF.	0.57 AC.	21 %
PROPOSED ASPHALT / PAV.	47,209 SF.	1.08 AC.	40 %
PROP. CONC / SIDEWALK AREA	2,869 SF.	0.07 AC.	2 %
TOTAL IMPERVIOUS AREA	75,078 SF.	1.72 AC.	63 %
TOTAL PERVIOUS AREA	44,218 SF.	1.02 AC.	37 %
TOTAL SITE AREA	119,296 SF.	2.74 AC.	100 %

REFUSE AND SOLID WASTE FACILITIES (SEC. 10-261)

MINIMUM SF. FOR GARBAGE:	10,001-25,000 SF. =	120 SF.
MINIMUM SF. FOR RECYCLABLE:	10,001-25,000 SF. =	48 SF.
TOTAL AREA REQUIRED:		168 SF.

PARKING CALCULATIONS

COMBINED USES = (1 SPACE PER 1,000 FT.) = 25,000 SF. / 1,000 (4) = 100 SPACES
TOTAL SPACES REQUIRED = 100 SPACES INCLUDING 4 HC SPACES
TOTAL SPACES PROVIDED = 101 SPACES

PROPERTY DEVELOPMENT REGULATIONS

SETBACKS

STREETS = 25 FT.
REAR = 25 FT
SIDES = NA.

FLUCFCS CODES / DESCRIPTION:

RESIDENTIAL, LOW DENSITY (FLUCFCS CODE 110)
DISTURBED LAND (FLUCFCS CODE 740)

SOILS:

HALLANDDALE FINE SAND ⑥

EASEMENTS:

INTERIOR EASEMENTS TO BE VACATED PRIOR TO CONSTRUCTION.

BUFFERS:

NORTH: COMMERCIAL TO RIGHT-OF-WAY
15' WIDE TYPE 'D' BUFFER PER SEC. 10-416(d)(4)
EAST: (SAME AS NORTH)
SOUTH: COMMERCIAL TO RS-1
15' OR 30' WIDE TYPE 'C' OR 'F' PER SEC. 10-416(d)(4)
AND SEC. 10-416(d)(6)
WEST: COMMERCIAL TO RIGHT-OF-WAY
15' WIDE TYPE 'D' BUFFER PER SEC. 10-416(d)(4)AND(6)

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No	DATE	BY	REVISION DESCRIPTION
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DESIGN BY: LJL	DATE: 12-2006	CLIENT: ROB JAMES
DRAWN: PJM	DATE: 12-2006	PROJECT 511 LEE BLVD.
CHECKED: BLF	DATE: 12-2006	COUNTY: LEE

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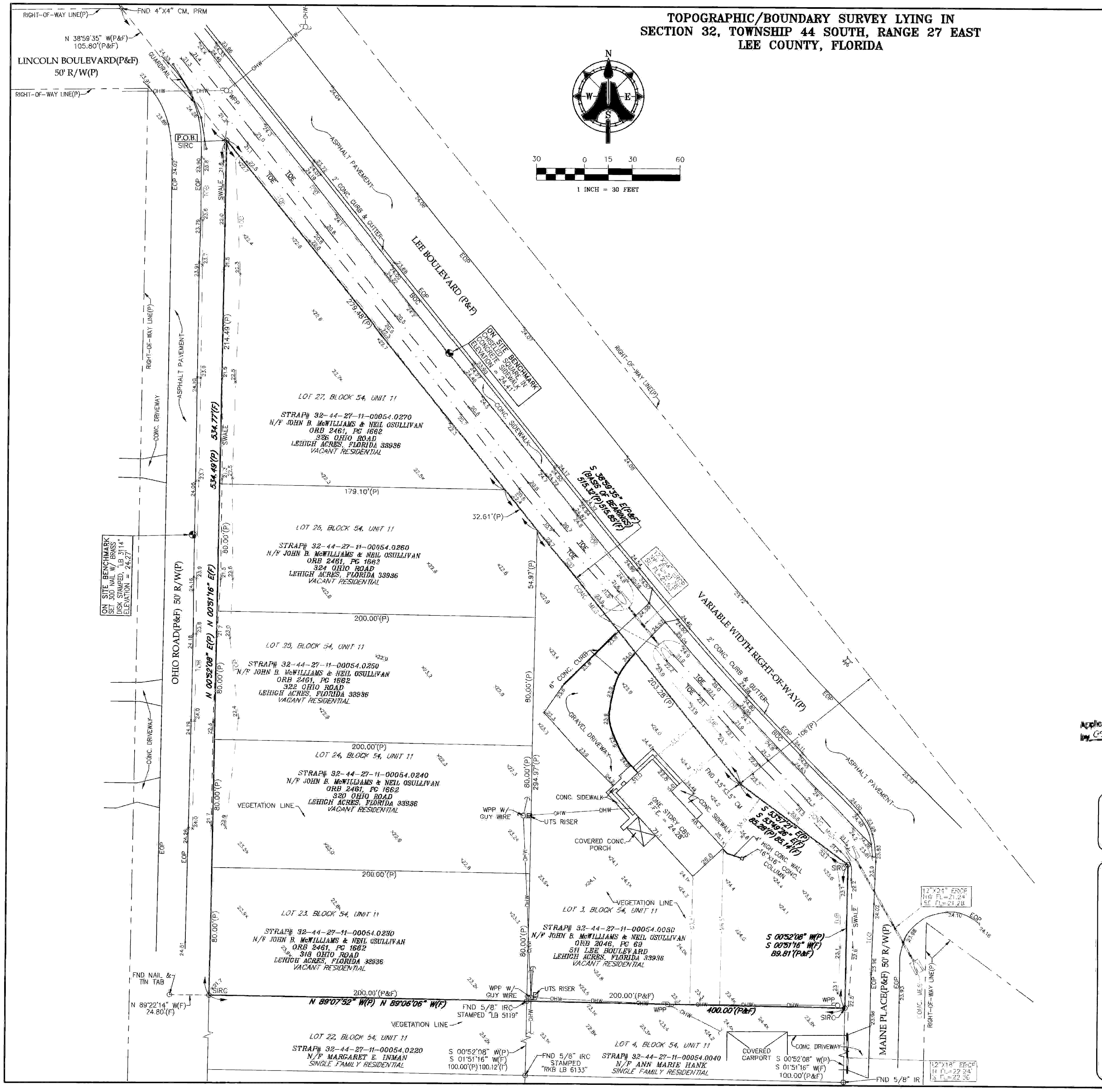
FORT MYERS 239-332-4569
FAX 239-332-8734
CERTIFICATION OF AUTHORIZATION No. 00003114

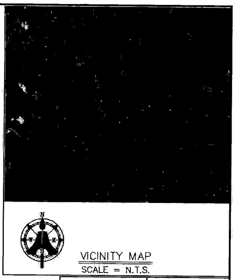
SITE PLAN

511 LEE BOULEVARD

ENGINEER OF RECORD: BLF BERNARD LEE FLYNN III, P.E.		PROJECT NUMBER: 06-9092		SHEET 4
		SECTION: 32	TOWNSHIP: 44 S	RANGE: 27 E
FLORIDA REG. NO.: 63907	DATE: 12/21/06	FILE NAME: (04) SITE		OF X

TOPOGRAPHIC/BOUNDARY SURVEY LYING IN
SECTION 32, TOWNSHIP 44 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA





VICINITY MAP
SCALE = N.T.S.

Applicant's Legal Checked by GSJ 1/19/2007

LEGEND:

(P) = PLAT DATA
(F) = FIELD DATA
BOC = BACK OF CURB
CBS = CONCRETE BLOCK STRUCTURE
CONC. = CONCRETE
EOP = EDGE OF PAVEMENT
ELEV = ELEVATION
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
F.F.E. = FINISHED FLOOR ELEVATION
FL = FLOWLINE ELEVATION
FND = FOUND
CM = CONCRETE MONUMENT
I.D. = IDENTIFICATION
IR = IRON ROD
IRC = IRON ROD W/ CAP
MES = MITERED END SECTION
N/F = NOW OR FORMERLY
NGVD = NATIONAL GEODETIC VERTICAL DATUM
OHW = OVERHEAD WIRES
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG = PAGE
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
SIRC = SET 5/8" IRON ROD W/ CAP STAMPED "AIM ENG LB 3114"
TOB = TOP OF BANK
TOE = TOE OF BANK
UTS = UNDERGROUND TELEPHONE SERVICE
WPP = WOOD POWER POLE
W/ = WITH
⛯ = FIRE HYDRANT
= PINE TREE AND SIZE
x26.4 = SPOT ELEVATION

DESCRIPTION:

BEING LOTS 3 AND 23-27 OF THE LEELAND HEIGHTS SUBDIVISION, AS RECORDED IN PB 12, PG 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDARLY;

CONTAINING 2.74 ACRES, MORE OR LESS

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHWEST RIGHT-OF-WAY LINE OF LEE BOULEVARD HAVING A BEARING OF S 38°59'35" E AS SHOWN ON THE LEELAND HEIGHTS SUBDIVISION RECORDED IN PB 12, PG 51 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
2) PROPERTY APPEARS TO LIE ON FLOOD INSURANCE RATE MAP COMMUNITY 125124, PANEL NO. 0375 B, (PANEL NOT PRINTED), NO SPECIAL FLOOD HAZARD AREA), HAVING AN EFFECTIVE DATE SEPTEMBER 20, 1996.
3) NO SEARCH FOR VISIBLE EVIDENCE OF EXISTING OR FORMER AREAS OF FACILITIES WHICH MAY HAVE INVOLVED USE OR STORAGE OF HAZARDOUS OR TOXIC SUBSTANCES WAS MADE.
4) NO WETLAND AREAS OR JURISDICTIONAL WETLANDS, IF ANY, WERE LOCATED FOR THIS SURVEY.
5) NO UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY, WERE LOCATED OTHER THAN SHOWN HEREON.
6) ELEVATIONS DEPICTED HEREON ARE BASED UPON A LEVEL LOOP RUN BETWEEN TWO BENCHMARKS DESCRIBED AS "SPUR B" AND "BM 1005-52" AND ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

"SPUR B" - FOUND 4"X4" CONCRETE MONUMENT WITH CAP STAMPED "AIM ENGR" AT THE EAST END OF SPUR B ON THE NORTH SIDE. ELEVATION = 22.91'

"BM 1005-52" - CHISLED SQUARE ON CURB AT CENTER OF INLET AT ROYAL PALM CENTER, 410 LEE BOULEVARD. ELEVATION = 24.27'

THIS SURVEY REFLECTS THE DESCRIPTION PROVIDED BY THE CLIENT. NO ABSTRACT EXAMINATION IS IMPLIED. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH SEAL. BEARINGS SHOWN HEREON ARE ASSUMED UNLESS OTHERWISE NOTED. THE INFORMATION HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD. THE CERTIFICATION OF THIS SURVEY APPLIES ONLY TO THE PERSON/PERSONS SHOWN.

AIM Engineering & Surveying, Inc.
5300 LEE BOULEVARD - P.O. BOX 1235
LEHIGH ACRES, FLORIDA 33970
(239) 332-4569 (800) 226-4569
FAX (239) 332-8734 L.B. #3114

No	DATE	BY	REVISION DESCRIPTION
1			
2			
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6			
7			
8			
9			

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

TOPOGRAPHIC/BOUNDARY SURVEY
PREPARED BY:
AIM ENGINEERING AND SURVEYING, INC.

6/19/06
DATE
BOB L. POTTER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5688

LAST DATE OF FIELD WORK
MAY 31, 2006

FIELD BY:	JC	DATE:	5/31/06
DRAWN:	ARC	DATE:	6/1/06
CHECKED:	RGM	DATE:	6/2/06

SURVEY RECORD

FIELD BOOK: 1030	PAGE: 44-48	
LOT: 3&23-27	BLOCK: 54	UNIT: 11
SECTION: 32	TOWNSHIP: 44 SOUTH	RANGE: 27 EAST
SUBDIVISION NAME: LEELAND HEIGHTS SUBDIVISION		
PLAT BOOK: 12	PAGE: 51	
COUNTY: LEE COUNTY		
CLIENT NAME: JEROME REYNAERT		
PROJECT SHORT TITLE:		
PLAN:	SHEET: 1	
FILE NAME: 06-9092.DWG		
PROJECT NUMBER: 06-9092	OF 1	

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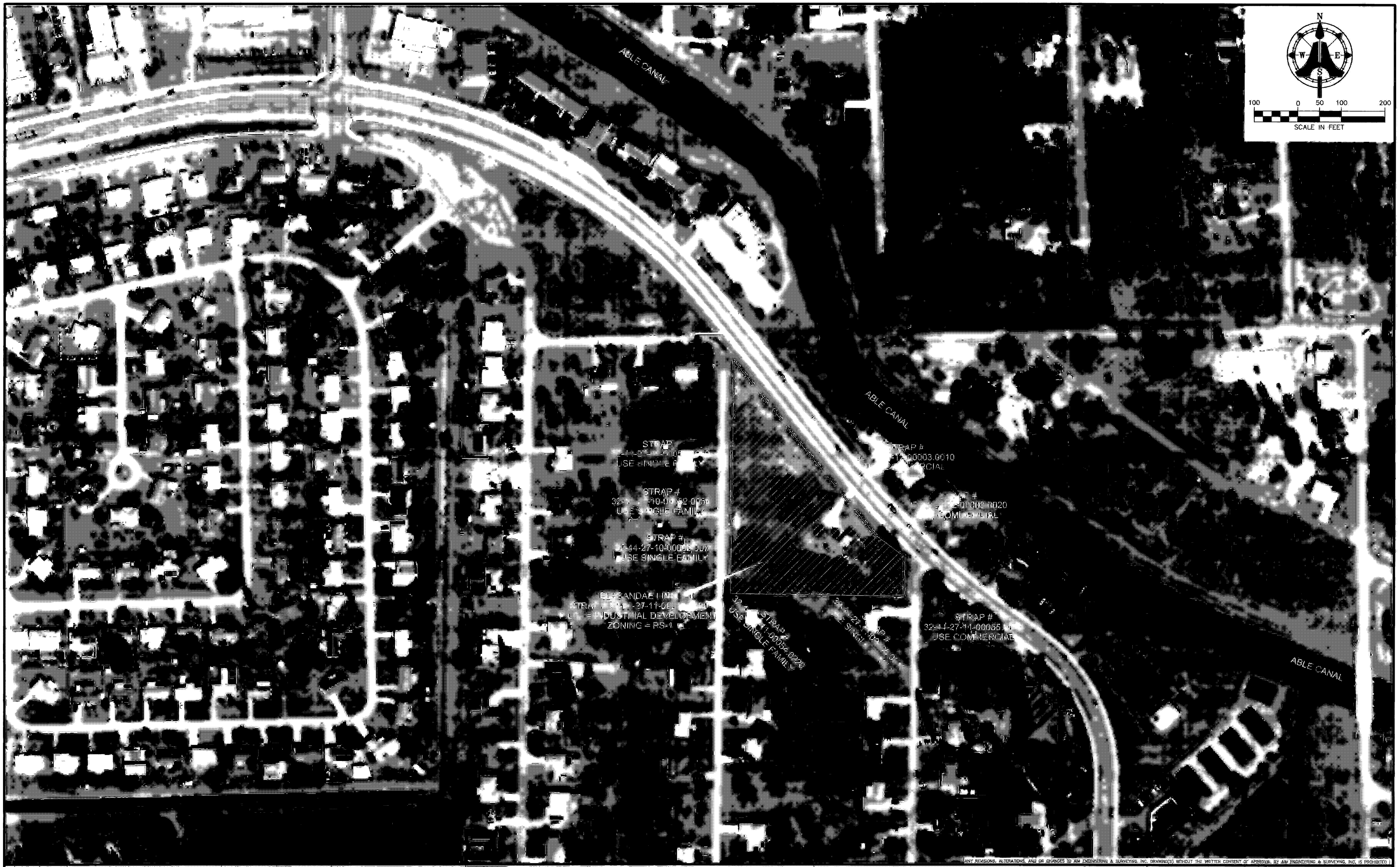

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DESIGN BY: LJL	DATE: 12-2006	CLIENT: ROB JAMES
DRAWN: PJM	DATE: 12-2006	PROJECT 511 LEE BLVD.
CHECKED: BLF	DATE: 12-2006	COUNTY: LEE

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CERTIFICATION OF AUTHORIZATION No. 00003114

AERIAL

511 LEE BOULEVARD

ENGINEER OF RECORD: B L F BERNARD LEE FLYNN III, P.E.		PROJECT NUMBER: 06-9092 SECTION: 32 TOWNSHIP: 44 S RANGE: 27 E		SHEET 2
FLORIDA REG. NO.: 63907	DATE: 12/21/06	FILE NAME: (02) AERIAL		OF X

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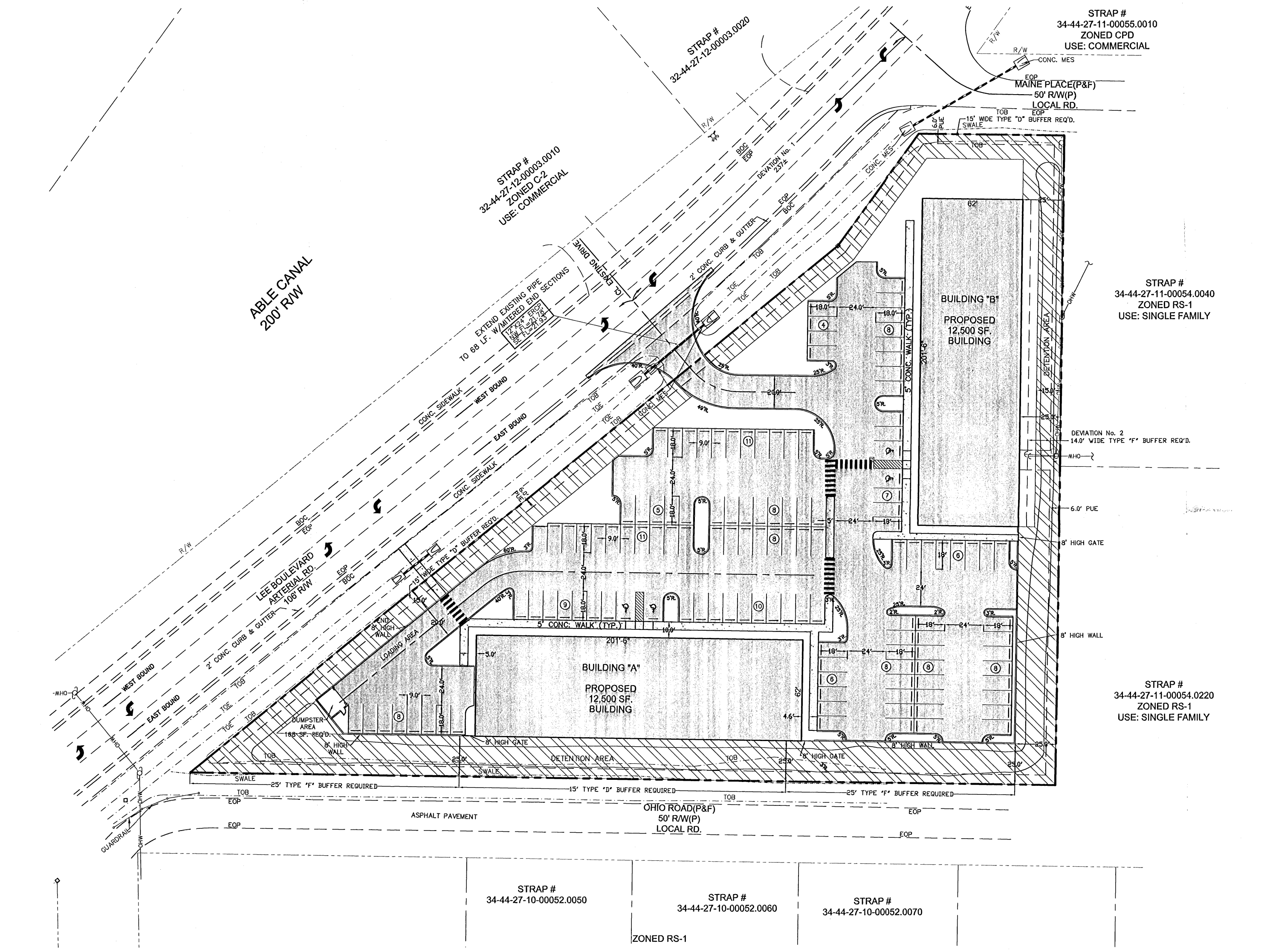

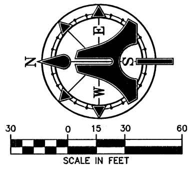

PROPERTY DEVELOPMENT REGULATION TABLE

TOTAL SITE = 2.74 AC.±
OR 119,354 SF.

OPEN SPACE = 20% REQUIRED 23,870 SF.
PROVIDED 28,743 SF.

INDICATES OPEN SPACE ▨

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EAST (ROW) = 25 FT. MIN.
SOUTH (RS-1) = 15 FT. MIN.
WEST (ROW) = 25 FT. MIN.

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No. 1 REQUEST A DEVIATION FROM LDC SEC. 10-285 INTERSECTION SEPARATION REQUIREMENT OF 660 FT. FOR ARTERIAL STREET TO 237 FT. TO EXISTING DRIVE AND PROPOSED ENTRANCE TO SHOPPING CENTER.

No. 2 REQUEST FOR DEVIATION FROM THE LAND DEVELOPMENT CODE (LDC), SEC. 10-416(3), WHICH REQUIRES A MINIMUM TYPE "C" OR "F" BUFFER SEPARATING COMMERCIAL DEVELOPMENT FROM EXISTING SINGLE-FAMILY RESIDENTIAL UNITS TO PERMIT A 14-FOOT BUFFER UTILIZING THE REAR OF THE BUILDING "B" AS THE REQUIRED WALL WITH TYPE "F" PLANTINGS BETWEEN THE REAR OF THE BUILDING AND THE SINGLE-FAMILY RESIDENTIAL DWELLING ON THE SOUTHERN PROPERTY PERIMETER.

NOTE: EXISTING SINGLE FAMILY RESIDENCE USE WILL CEASE UPON COMMENCEMENT OF CONSTRUCTION OF SHOPPING CENTER

EASEMENTS: ALL LOTS SUBJECT TO A 6' UTILITY EASEMENT, BOTH SIDES, FRONT & BACK

NOTE: EXISTING INTERIOR EASEMENTS TO BE VACATED PRIOR TO CONSTRUCTION

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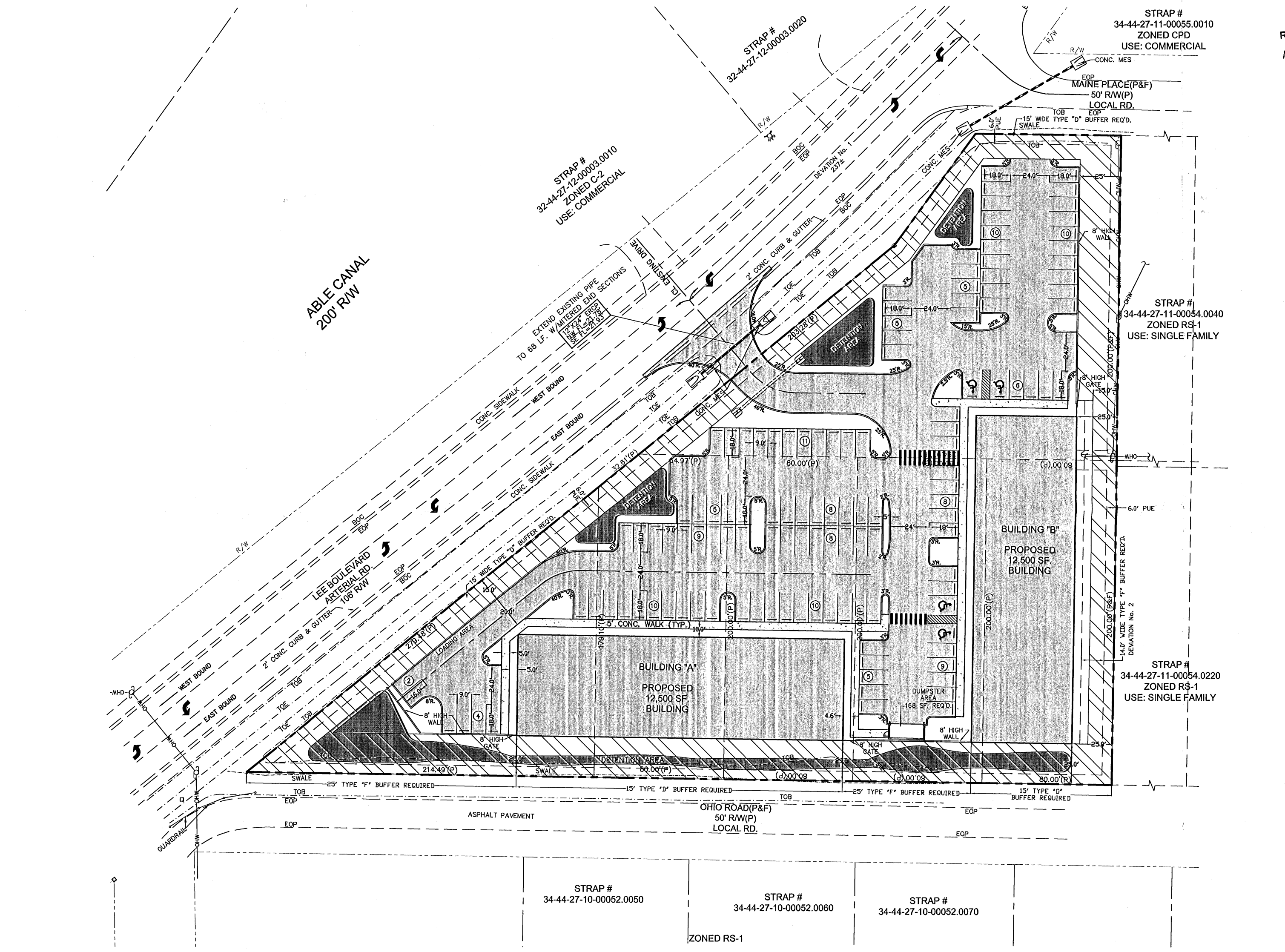
ELESANDAE, INC.
MASTER CONCEPT PLAN

ENGINEER OF RECORD:
B L F
BERNARD LEE FLYNN III, P.E.
FLORIDA REG. NO.: 63907
DATE: 10/25/07

PROJECT NUMBER: 06-9092
SECTION: 32 TOWNSHIP: 44 S RANGE: 27 E
FILE NAME: MASTER CONCEPT 03 09 07
SHEET 1 OF 3



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CHECKED: BLF	DATE: 12-2006	COUNTY: LEE

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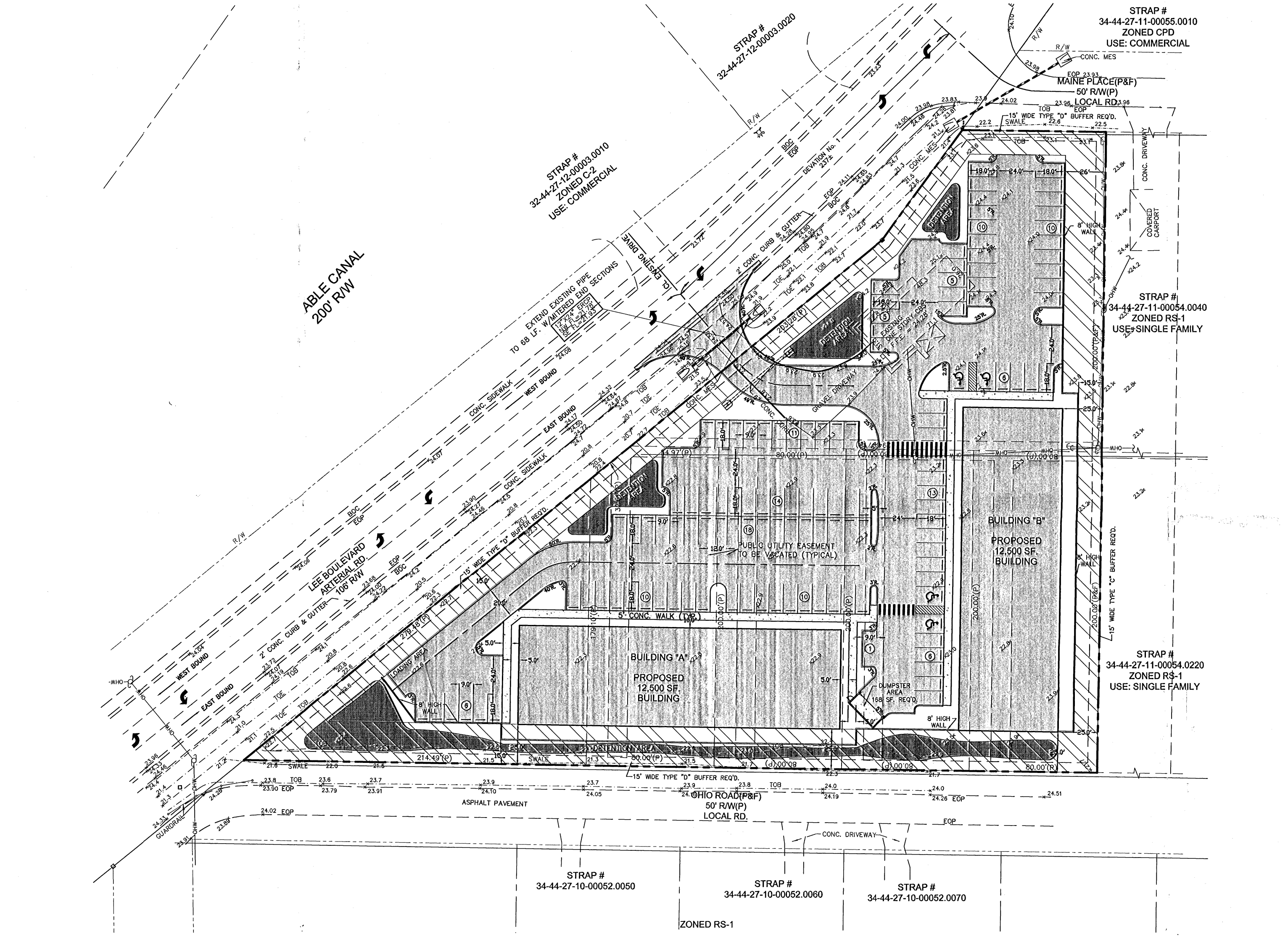
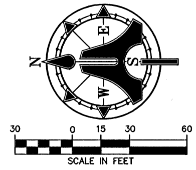
ELESANDAE, INC.
MASTER CONCEPT PLAN

ENGINEER OF RECORD: BLF BERNARD LEE FLYNN III, P.E.		PROJECT NUMBER: 06-9092			SHEET 1
		SECTION: 32	TOWNSHIP: 44 S	RANGE: 27 E	
FLORIDA REG. NO.: 63907	DATE: 8/30/07	FILE NAME: MASTER CONCEPT 03 09 07			OF 3





PROPERTY DEVELOPMENT REGULATION TABLE

TOTAL SITE = 2.74 AC.±
OR 119,354 SF.

OPEN SPACE = 20% REQUIRED 23,870 SF.
PROVIDED 28,743 SF.

INDICATES OPEN SPACE ▨

BUILDING SETBACKS =
NORTH (ROW) = 25 FT. MIN.
EAST (ROW) = 25 FT. MIN.
SOUTH (RS-1) = 15 FT. MIN.
WEST (ROW) = 25 FT. MIN.

BUILDING HEIGHT:
MAXIMUM BUILDING HGT. = 35 FT.

BUILDING COVERAGE:
25,000 SF. OR 21%

DEVIATION:
No. 1 REQUEST A DEVIATION FROM LDC SEC. 10-285 INTERSECTION SEPARATION REQUIREMENT OF 660 FT. FOR ARTERIAL STREET TO 237 FT. TO EXISTING DRIVE AND PROPOSED ENTRANCE TO SHOPPING CENTER.

NOTE: EXISTING SINGLE FAMILY RESIDENCE USE WILL CEASE UPON COMMENCEMENT OF CONSTRUCTION OF SHOPPING CENTER

EASEMENTS: ALL LOTS SUBJECT TO A 6' UTILITY EASEMENT, BOTH SIDES, FRONT & BACK

NOTE: EXISTING INTERIOR EASEMENTS TO BE VACATED PRIOR TO CONSTRUCTION

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JUN 19 2007
COMMUNITY DEVELOPMENT

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ANY REVISIONS, ALTERATIONS, AND OR CHANGES TO AIM ENGINEERING & SURVEYING, INC. DRAWING(S) WITHOUT THE WRITTEN CONSENT OF APPROVAL BY AIM ENGINEERING & SURVEYING, INC. IS PROHIBITED !

No	DATE	BY	REVISION DESCRIPTION
1			
2			
3			
4			
5			

DESIGN BY: LJL	DATE: 12-2006	CLIENT: ROB JAMES
DRAWN: PJM	DATE: 12-2006	PROJECT 511 LEE BLVD.
CHECKED: BLF	DATE: 12-2006	COUNTY: LEE

AIM Engineering & Surveying, Inc.
CIVIL • SANITARY • TRANSPORTATION • DEVELOPMENT • PROJECT MANAGEMENT
5300 LEE BOULEVARD
POST OFFICE BOX 1235
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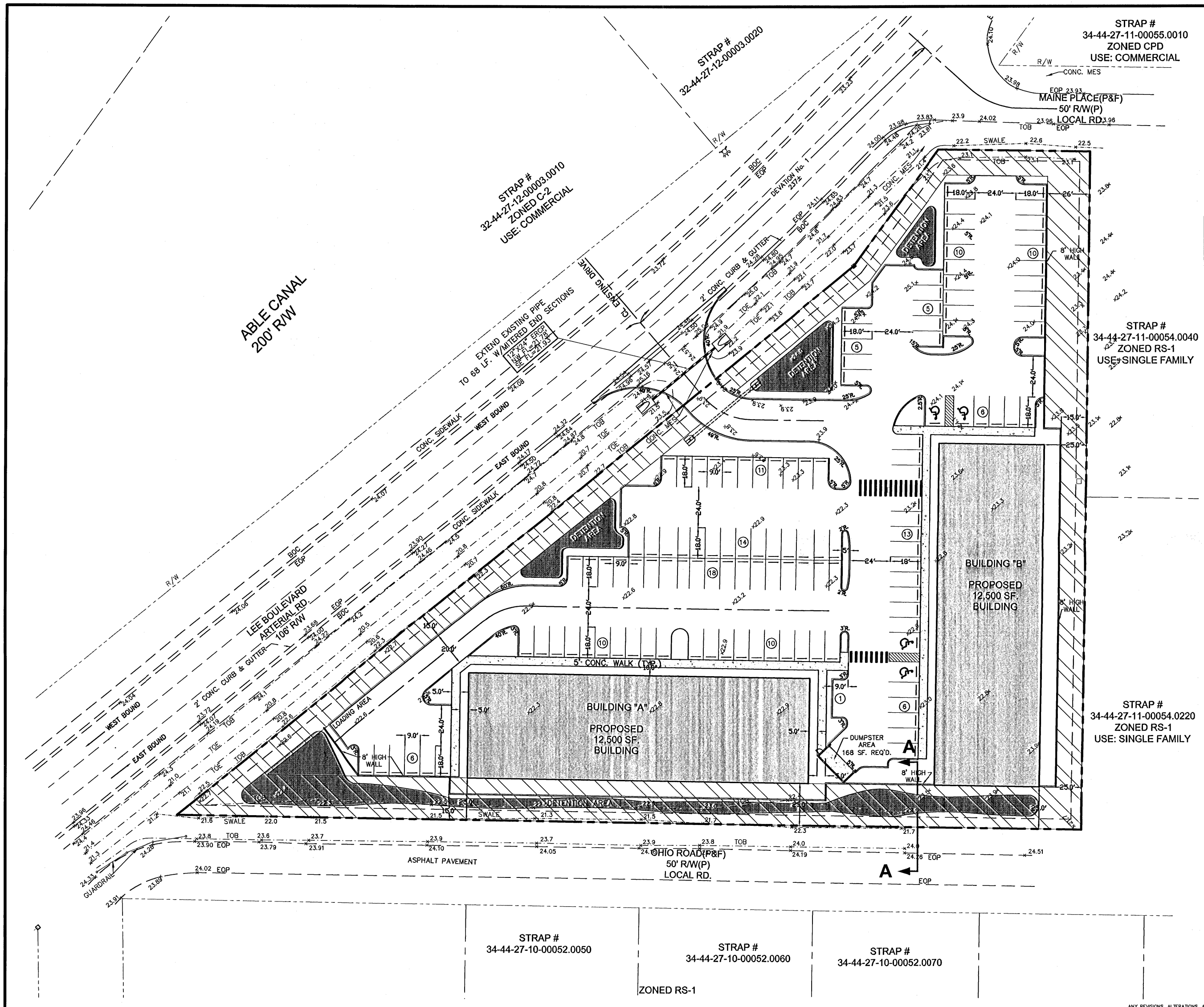
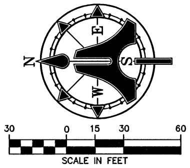
E-Mail: info@aimengr.com
LEHIGH ACRES 239-332-4569
FORT MYERS 239-332-4569
FAX 239-332-8734
CERTIFICATION OF AUTHORIZATION No. 00003114

ELESANDAE, INC.
MASTER CONCEPT PLAN

ENGINEER OF RECORD: BLF
BERNARD LEE FLYNN III, P.E.
FLORIDA REG. NO.: 63907
DATE: 6/18/07

PROJECT NUMBER: 06-9092
SECTION: 32
TOWNSHIP: 44 S
RANGE: 27 E
FILE NAME: MASTER CONCEPT 03 09 07
SHEET 1 OF 3





STRAP NUMBER 32-44-27-11-00054.0220
32-44-27-11-00054.0230
32-44-27-11-00054.0240
32-44-27-11-00054.0250
32-44-27-11-00054.0260
32-44-27-11-00054.0270

ADDERSS
511 LEE BLVD AND 318 THRU 326 OHIO RD.

LAND USE:

FUTURE LAND USE:	CENTRAL URBAN	
EXISTING ZONING:	RS-1	PROPOSED CPD
EXISTING USE:	VACANT AND RESIDENTIAL	
PROPOSED USE:	COMMERCIAL (MIXED USE)	

SITE DATA:

PROPOSED BUILDING AREA	25,000 SF.	0.57 AC.	21 %
PROPOSED ASPHALT / PAV.	46,203 SF.	1.06 AC.	39 %
PROP. CONC / SIDEWALK AREA	3,212 SF.	0.07 AC.	3.0 %
TOTAL IMPERVIOUS AREA	74,415 SF.	1.71 AC.	63 %
TOTAL PERVIOUS AREA	44,481 SF.	1.02 AC.	37 %
TOTAL SITE AREA	119,296 SF.	2.74 AC.	100 %

REFUSE AND SOLID WASTE FACILITIES (SEC. 10-261)

MINIMUM SF. FOR GARBAGE:	10,001-25,000 SF. =	120 SF.
MINIMUM SF. FOR RECYCLABLE:	10,001-25,000 SF. =	48 SF.
TOTAL AREA REQUIRED:		168 SF.

PARKING CALCULATIONS

MEDICAL/ RETAIL	= (1 SPACE PER 200 FT.) = 25,000 SF. / 200 (1) = 125 SPACES
TOTAL SPACES REQUIRED	= 125 SPACES INCLUDING 4 HC SPACES
TOTAL SPACES PROVIDED	= 125 SPACES

PARKING REQUIREMENTS SHALL CONFORM TO THE LAND DEVELOPMENT CODE AT TIME OF DEVELOPMENT

PROPERTY DEVELOPMENT REGULATIONS

SETBACKS
STREETS = 25 FT.
REAR = 25 FT.
SIDES = NA.

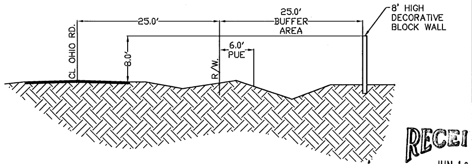
BUILDING HEIGHT: =35 FT. MAXIMUM

FLUCFCS CODES / DESCRIPTION:
RESIDENTIAL, LOW DENSITY (FLUCFCS CODE 110)
DISTURBED LAND (FLUCFCS CODE 740)

SOILS:
HALLANDDALE FINE SAND ⑥

EASEMENTS:
INTERIOR EASEMENTS TO BE VACATED PRIOR TO CONSTRUCTION.

BUFFERS:
NORTH: COMMERCIAL TO RIGHT-OF-WAY
15' WIDE TYPE 'D' BUFFER PER SEC. 10-416(d)(4)
EAST: (SAME AS NORTH)
SOUTH: COMMERCIAL TO RS-1 15' WIDE TYPE 'C' WITH 8' HIGH WALL
AND 25' WIDE BUFFER WITH 8' HIGH WALL PER SEC. 10-416(d)(4)
AND SEC. 10-416(d)(6)
WEST: COMMERCIAL TO RIGHT-OF-WAY
15' WIDE TYPE 'D' BUFFER PER SEC. 10-416(d)(4)AND(6)



SECTION 'A-A'
N.T.S.

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ANY REVISIONS, ALTERATIONS, AND OR CHANGES TO AIM ENGINEERING & SURVEYING, INC. DRAWING(S) WITHOUT THE WRITTEN CONSENT OF APPROVAL BY AIM ENGINEERING & SURVEYING, INC. IS PROHIBITED

No	DATE	BY	REVISION DESCRIPTION
1			
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5			

DESIGN BY: LJL	DATE: 12-2006	CLIENT: ROB JAMES
DRAWN: PJM	DATE: 12-2006	PROJECT 511 LEE BLVD.
CHECKED: BLF	DATE: 12-2006	COUNTY: LEE

AIM Engineering & Surveying, Inc.
CIVIL • SANITARY • TRANSPORTATION • DEVELOPMENT • PROJECT MANAGEMENT
5300 LEE BOULEVARD
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E-Mail: info@aimengr.com
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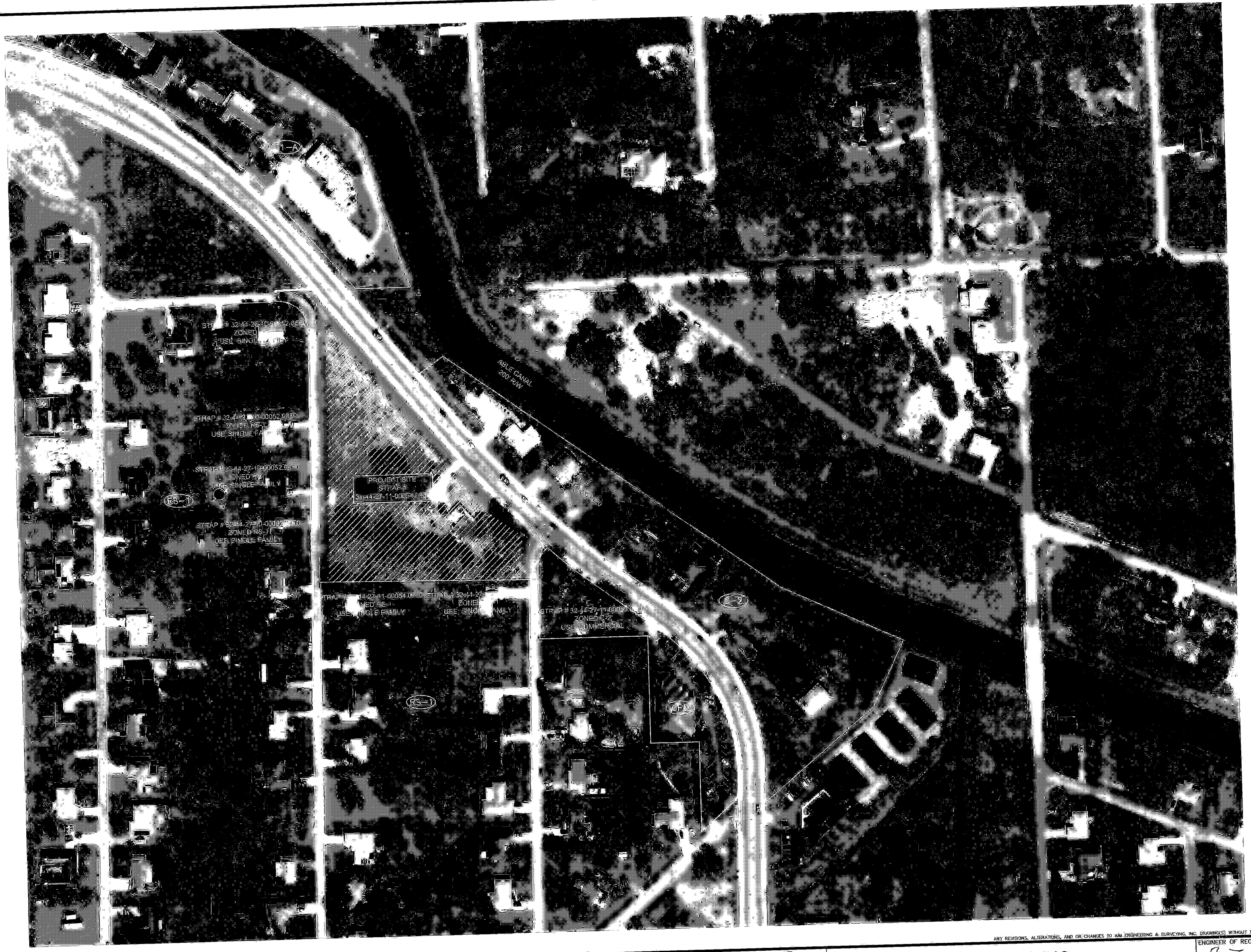
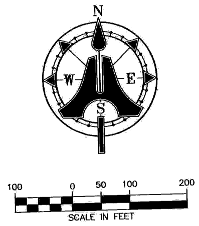
FORT MYERS 239-332-4569
FAX 239-332-8734
CERTIFICATION OF AUTHORIZATION No. 00003114

ELESANDS, INC.
SITE PLAN

ENGINEER OF RECORD: BZ Flynn III BERNARD LEE FLYNN III, P.E.	PROJECT NUMBER: 06-9092 SECTION: 32 TOWNSHIP: 44 S RANGE: 27 E	SHEET 2
FLORIDA REG. NO.: 63907 DATE: 6/18/07	FILE NAME: (04) SITE	OF 3





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COMMUNITY DEVELOPMENT

DCI 2007-0000

EXHIBIT D7-C

ANY REVISIONS, ALTERATIONS, AND OR CHANGES TO AIM ENGINEERING & SURVEYING, INC. DRAWING(S) WITHOUT THE WRITTEN CONSENT OF APPROVAL BY AIM ENGINEERING & SURVEYING, INC. IS PROHIBITED !

No	DATE	BY	REVISION DESCRIPTION
1			
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DESIGN BY: LJL	DATE: 12-2006	CLIENT: ROB JAMES
DRAWN: PJM	DATE: 12-2006	PROJECT 511 LEE BLVD.
CHECKED: BLF	DATE: 12-2006	COUNTY: LEE

AIM Engineering & Surveying, Inc.
CIVIL * SANITARY * TRANSPORTATION * DEVELOPMENT * PROJECT MANAGEMENT
5300 LEE BOULEVARD
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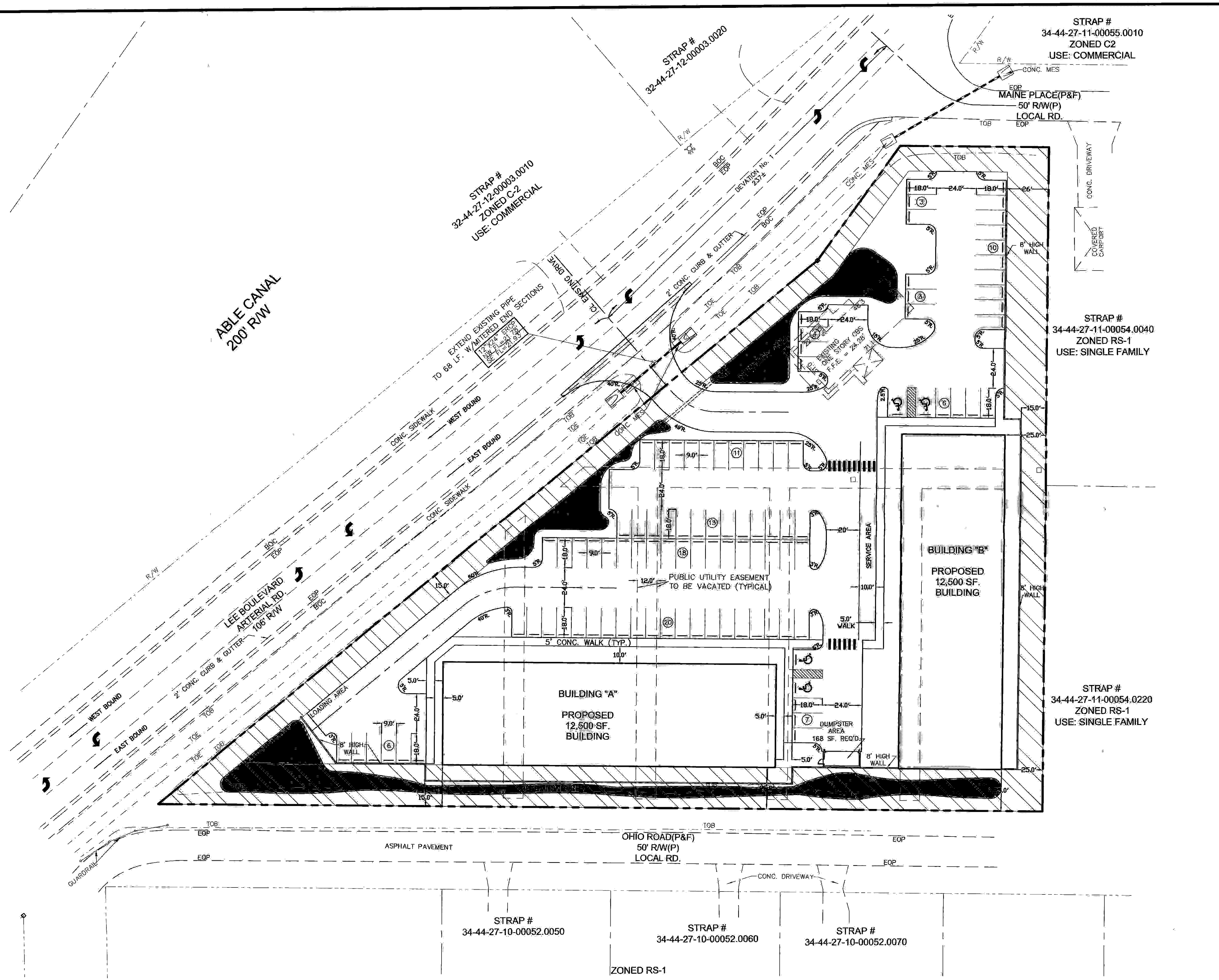
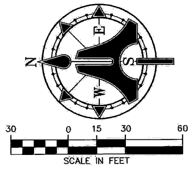
E-Mail: info@aimengr.com
LEHIGH ACRES 239-332-4569
FORT MYERS 239-332-4569
FAX 239-332-8734
CERTIFICATION OF AUTHORIZATION No. 00003114

ELESANDAE, INC.
ZONING AND CURRENT LANDUSE

ENGINEER OF RECORD: B L F BERNARD LEE FLYNN III, P.E.		PROJECT NUMBER: 06-9092		SHEET 3
		SECTION: 32	TOWNSHIP: 44 S	RANGE: 27 E
FLORIDA REG. NO.: 63907	DATE: 6/18/07	FILE NAME: (03) AERIAL		OF 3

P:\JOBS\9000-9999\06-9092 (82 COMMERCIAL-511 LEE BLVD-RJ)\06-9092 (DRAWINGS)\(00) MASTER CONCEPT 03 09 07.dwg, 4/2/2007 2:15:42 PM, \\AIM4600\HP DesignJet 1055CM





PROPERTY DEVELOPMENT REGULATION TABLE

TOTAL SITE = 2.74 AC.±
OR 119,354 SF.

OPEN SPACE = 20% REQUIRED 23,870 SF.
PROVIDED 28,743 SF.

INDICATES OPEN SPACE ▨

BUILDING SETBACKS =
NORTH (ROW) = 25 FT. MIN.
EAST (ROW) = 25 FT. MIN.
SOUTH (RS-1) = 15 FT. MIN.
WEST (ROW) = 25 FT. MIN.

BUILDING HEIGHT:
MAXIMUM BUILDING HGT. = 35 FT.

BUILDING COVERAGE:
25,000 SF. OR 21%

DEVIATION:
No. 1 REQUEST A DEVIATION FROM LDC SEC. 10-285 INTERSECTION SEPARATION REQUIREMENT OF 660 FT. FOR ARTERIAL STREET TO 237 FT. TO EXISTING DRIVE AND PROPOSED ENTRANCE TO SHOPPING CENTER.

NOTE: EXISTING SINGLE FAMILY RESIDENCE USE WILL CEASE UPON COMMENCEMENT OF CONSTRUCTION OF SHOPPING CENTER

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COMMUNITY DEVELOPMENT

DCI 2007 [illegible]04

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No	DATE	BY	REVISION DESCRIPTION
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DESIGN BY: LJL	DATE: 12-2006	CLIENT: ROB JAMES
DRAWN: PJM	DATE: 12-2006	PROJECT: 511 LEE BLVD.
CHECKED: BLF	DATE: 12-2006	COUNTY: LEE

AIM Engineering & Surveying, Inc.
CIVIL • SANITARY • TRANSPORTATION • DEVELOPMENT • PROJECT MANAGEMENT
5300 LEE BOULEVARD
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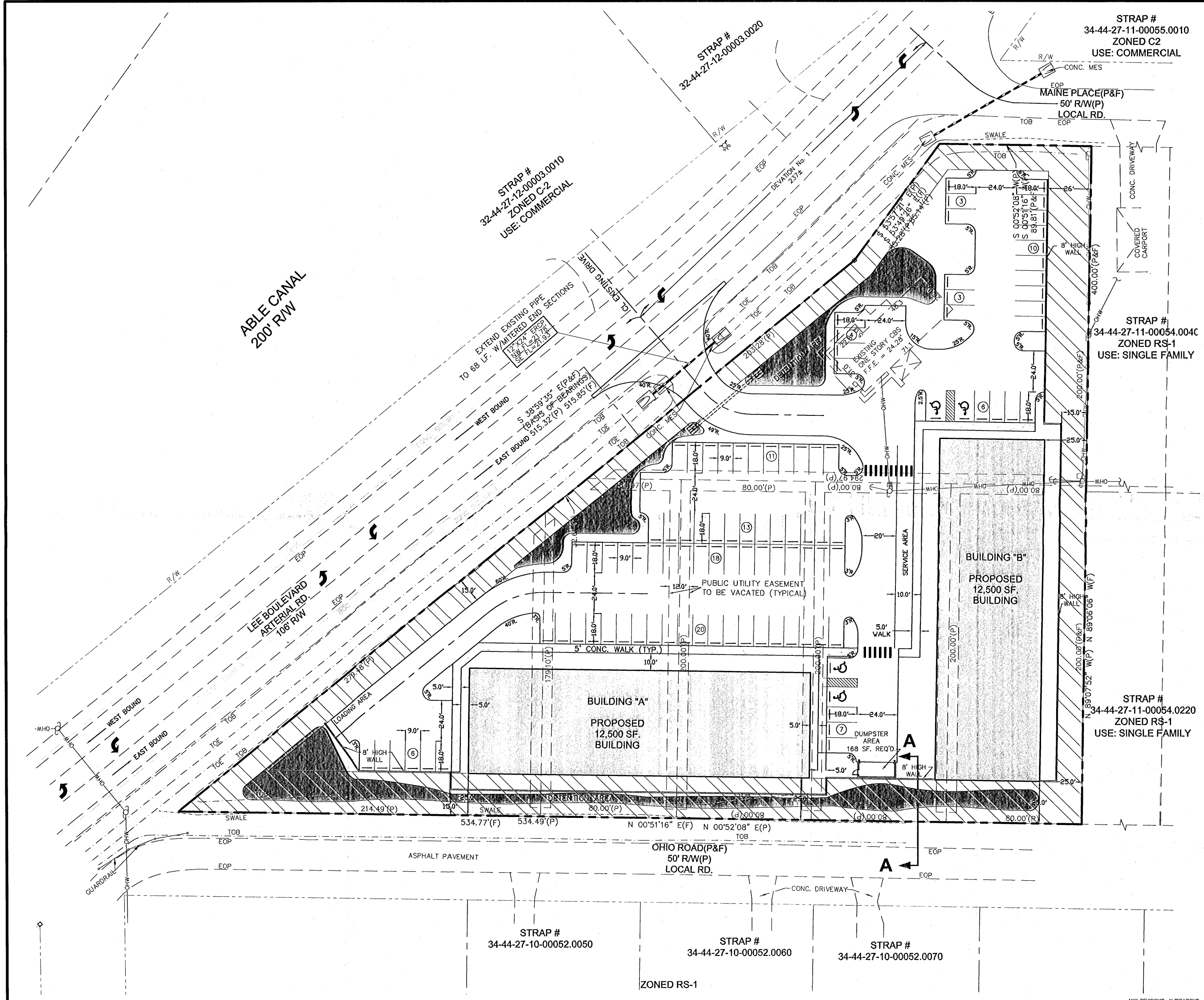
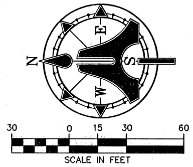
LEHIGH ACRES, FLORIDA 33971
E-Mail: info@aimengr.com
LEHIGH ACRES 239-332-4569
FORT MYERS 239-332-4569
FAX 239-332-8734
CERTIFICATION OF AUTHORIZATION No. 00003114

ELESANDAE, INC.
MASTER CONCEPT PLAN

ENGINEER OF RECORD:
BERNARD LEE FLYNN III, P.E.
FLORIDA REG. NO.: 63907
DATE: 4/3/07

PROJECT NUMBER: 06-9092
SECTION: 32
TOWNSHIP: 44 S
RANGE: 27 E
FILE NAME: MASTER CONCEPT 03 09 07
SHEET 1 OF 3





STRAP NUMBER 32-44-27-11-00054.0220
32-44-27-11-00054.0230
32-44-27-11-00054.0240
32-44-27-11-00054.0250
32-44-27-11-00054.0260
32-44-27-11-00054.0270

ADDERSS
511 LEE BLVD AND 318 THRU 326 OHIO RD.

LAND USE:

FUTURE LAND USE:	CENTRAL URBAN	
EXISTING ZONING:	RS-1	PROPOSED CPD
EXISTING USE:	VACANT AND RESIDENTIAL	
PROPOSED USE:	COMMERCIAL (MIXED USE)	

SITE DATA:

PROPOSED BUILDING AREA	25,000 SF.	0.57 AC.	21 %
PROPOSED ASPHALT / PAV.	47,209 SF.	1.08 AC.	40 %
PROP. CONC / SIDEWALK AREA	2,869 SF.	0.07 AC.	2 %
TOTAL IMPERVIOUS AREA	75,078 SF.	1.72 AC.	63 %
TOTAL PERVIOUS AREA	44,218 SF.	1.02 AC.	37 %
TOTAL SITE AREA	119,296 SF.	2.74 AC.	100 %

REFUSE AND SOLID WASTE FACILITIES (SEC. 10-261)

MINIMUM SF. FOR GARBAGE: 10,001-25,000 SF. = 120 SF.
MINIMUM SF. FOR RECYCLABLE: 10,001-25,000 SF. = 48 SF.
TOTAL AREA REQUIRED: 168 SF.

PARKING CALCULATIONS

COMBINED USES = (1 SPACE PER 1,000 FT.) = 25,000 SF. / 1,000 (4) = 100 SPACES
TOTAL SPACES REQUIRED = 100 SPACES INCLUDING 4 HC SPACES
TOTAL SPACES PROVIDED = 101 SPACES

PROPERTY DEVELOPMENT REGULATIONS

SETBACKS
STREETS = 25 FT.
REAR = 25 FT.
SIDES = NA.

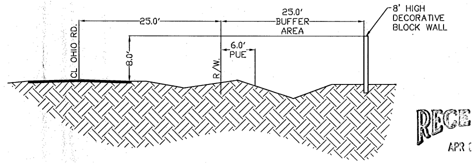
BUILDING HEIGHT: =35 FT. MAXIMUM

FLUCFCS CODES / DESCRIPTION:
RESIDENTIAL, LOW DENSITY (FLUCFCS CODE 110)
DISTURBED LAND (FLUCFCS CODE 740)

SOILS:
HALLANDDALE FINE SAND ⑥

EASEMENTS:
INTERIOR EASEMENTS TO BE VACATED PRIOR TO CONSTRUCTION.

BUFFERS:
NORTH: COMMERCIAL TO RIGHT-OF-WAY
15' WIDE TYPE 'D' BUFFER PER SEC. 10-416(d)(4)
EAST: (SAME AS NORTH)
SOUTH: COMMERCIAL TO RS-1 15' WIDE TYPE 'C' WITH 8' HIGH WALL
AND 25' WIDE BUFFER WITH 8' HIGH WALL PER SEC. 10-416(d)(4)
AND SEC. 10-416(d)(6)
WEST: COMMERCIAL TO RIGHT-OF-WAY
15' WIDE TYPE 'D' BUFFER PER SEC. 10-416(d)(4)AND(6)



SECTION 'A-A'
N.T.S.

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COMMUNITY DEVELOPMENT

CCI 2007-00004

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No	DATE	BY	REVISION DESCRIPTION
1			
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DESIGN BY: LJL	DATE: 12-2006	CLIENT: ROB JAMES
DRAWN: PJM	DATE: 12-2006	PROJECT 511 LEE BLVD.
CHECKED: BLF	DATE: 12-2006	COUNTY: LEE

AIM Engineering & Surveying, Inc.
CIVIL * SANITARY * TRANSPORTATION * DEVELOPMENT * PROJECT MANAGEMENT
5300 LEE BOULEVARD
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E-Mail: info@aimengr.com
LEHIGH ACRES 239-332-4569
FORT MYERS 239-332-4569
FAX 239-332-8734
CERTIFICATION OF AUTHORIZATION No. 00003114

ELESANDS, INC.
SITE PLAN

ENGINEER OF RECORD: BSL BERNARD LEE FLYNN III, P.E.		PROJECT NUMBER: 06-9092		SHEET 2
		SECTION: 32	TOWNSHIP: 44 S	RANGE: 27 E
FLORIDA REG. NO.: 63907	DATE: 4/3/07	FILE NAME: (04) SITE		OF 3

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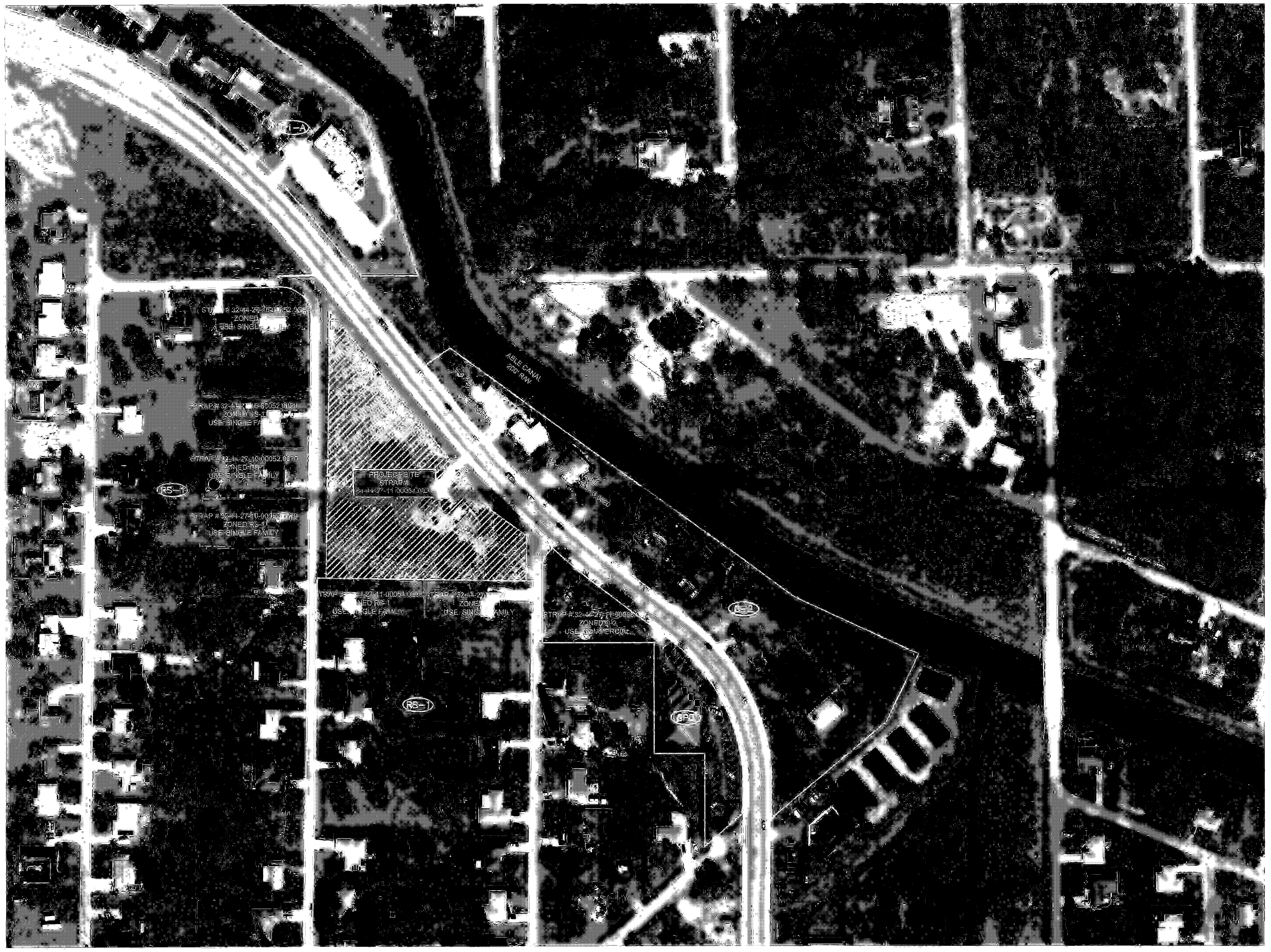
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STRAP # 32-44-27-10-00052.00[illegible]
ZONED
USE: SINGLE FAMILY
STRAP # 32-44-27-10-00052.0050
ZONED RS-1
USE: SINGLE FAMILY
STRAP # 32-44-27-10-00052.0070
ZONED RS-1
USE: SINGLE FAMILY
RS-1
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ZONED RS-1
USE: SINGLE FAMILY
PROJECT SITE
STRAP #
32-44-27-11-00054.002[illegible]
ABLE CANAL
200' R/W
STRAP # 32-44-27-11-00054.0220
ZONED RS-1
USE: SINGLE FAMILY
STRAP # 32-44-27-[illegible]
ZONED
USE: SINGLE FAMILY
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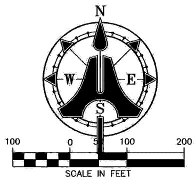
ZONED C-2
USE: COMMERCIAL
C-2
RS-1
CPD



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COMMUNITY DEVELOPMENT

DCI 2007-00004

EXHIBIT D7-C

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No	DATE	BY	REVISION DESCRIPTION
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DESIGN BY: LJL
DATE: 12-2006
CLIENT: ROB JAMES
DRAWN: PJM
DATE: 12-2006
PROJECT: 511 LEE BLVD.
CHECKED: BLF
DATE: 12-2006
COUNTY: LEE

AIM Engineering & Surveying, Inc.
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FAX 239-332-8734
CERTIFICATION OF AUTHORIZATION No. 00003114

ELESANDAE, INC.
ZONING AND CURRENT LANDUSE

ENGINEER OF RECORD: B L F III
BERNARD LEE FLYNN III, P.E.
FLORIDA REG. NO.: 63907
DATE: 4/3/07
PROJECT NUMBER: 06-9092
SECTION: 32
TOWNSHIP: 44 S
RANGE: 27 E
FILE NAME: (03) AERIAL
SHEET 3
OF 3