ADD2019-00196 Lee County ePlan

SUMMERLIN ROAD RIGHT OF WAY WIDTH VARIES

N
W E
S

0 10 20 40
SCALE IN FEET

DRAINAGE DITCH

DRAINAGE DITCH

COMM ABUT ROW
5' BUFFER REQ'D
PER LDC SEC
10-425(f)(1)

APPROXIMATE TOE OF SLOPE OF EXISTING SWALE

APPROXIMATE EDGE OF WATER

POINT OF BEGINNING

SOUTH RIGHT OF WAY LINE OF SUMMERLIN ROAD

N 89°02'39" E 360.00' (DEED)
N 89°05'38" E 360.00' (CALCULATED)

N 89°02'39" E 180.00' (SURVEY)
N 89°05'36" E 180.00' (DEED)

N 89°02'39" E 180.00' (SURVEY)
N 89°05'36" E 180.00' (DEED)

POINT OF BEGINNING

STUB-OUT CONNECTION TO ADJACENT PROPERTY

PARCEL 1

PARCEL 2

STUB-OUT CONNECTION TO ADJACENT PROPERTY

OPEN SPACE PARCEL 1:
REQUIRED (PER LDC SEC 10-425(a)

REQUIRED OPEN SPACE 44,867 X 10% = 4487 (0.1 AC)
PROVIDED OPEN SPACE 5,412 S.F. (0.1 AC)

OPEN SPACE PARCEL 2:
REQUIRED (PER LDC SEC 10-425(a)

REQUIRED OPEN SPACE 44,887 X 10% = 4487 (0.1 AC)
PROVIDED OPEN SPACE 5,412 S.F. (0.1 AC)

DEVIATIONS:
1 2

NO BUFFER REQ'D
ALONG PROPERTY
LINES PER LDC SEC
10-425(f)(3)

N 01°12'30" W 246.56' (SURVEY)
N 01°14'16" W 246.64' (DEED)

BUILDING 1
13,335 S.F. COMMERCIAL
BUILDING HEIGHT < 50'

BUILDING 2
7,000 S.F. COMMERCIAL
BUILDING HEIGHT < 50'

246.68' (SURVEY)
246.64' (DEED)
N 01°12'30" W
N 01°14'16" W

NO BUFFER REQ'D
ALONG PROPERTY
LINES PER LDC SEC
10-425(f)(3)

TRASH

TRASH

S 89°01'58" W 180.00' (SURVEY)
S 89°02'39" W 180.00' (DEED)

20' WIDE ACCESS EASEMENT
(OFFICIAL RECORDS BOOK 1796, PAGE 3552)

S 89°02'39" W 180.02'

SUMMERLIN SQUARE DRIVE

175' ±

S 89°01'58" W 180.00' (SURVEY)
S 89°02'39" W 180.00' (DEED)

145.12'
S 89°02'39" W

2

180.00'

34.88'

107.7' ±

20' WIDE ACCESS EASEMENT
(OFFICIAL RECORDS BOOK 1796, PAGE 3552)

EASEMENTS OF RECORD:

1) DECLARATION OF EASEMENTS RECORDED IN O.R. BOOK 1731, PAGE 4212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

2) AGREEMENT OF EASEMENT RECORDED IN O.R. BOOK 1731, PAGE4216, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

3) DECLARATION OF DRAINAGE EASEMENT RECODED IN O.R. BOOK 1796, PAGE 3434 AND RE-RECORDED IN O.R. BOOK 1835, PAGE 3244, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

NOTE: ALL EASEMENTS LISTED HEREIN ARE BLANKET EASEMENTS FOR DEVELOPMENT

COMM ABUT ROW
5' BUFFER REQ'D
PER LDC SEC
10-425(f)(1)

Exhibit B

LEGEND
(#) DEVIATION REQUEST

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

K & T REAL ESTATE LLC.

1107 SCENIC HILL LANE
DE WITT, IA
52742

PROJECT DESCRIPTION

SUMMERLIN SQUARE CPD

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

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FILE NAME	23822-Z02.DWG
LOCATION	J:\23822\DWG\ZONING\
PLOT DATE	MON, 12-23-2019 - 11:44 AM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23822-Z00.DWG

PLAN REVISIONS	
03/12	REVISED PER COUNTY COMMENTS
	DATED MARCH 13, 2012
11/06/2019	DIVIDED INTO TWO BUILDINGS
12/23/2019	ADDED STUB-OUTS PER COMMENTS

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
23822	1