ADD2022-00099 Lee County ePlan

BELLAMAR SALES CENTER MCP

BEACHWALK DRIVE

SHOPPES AT BEACHWALK C-1A COMMERCIAL

SAN CARLOS BLVD. (S.R. 865)

434.82'

1193.76'

100' ROW

PROPOSED SIGNALIZED INTERSECTION

PROPOSED PROPERTY/ R.O.W. LINE

PROPOSED 23' R.O.W.

DITCH SC-B

(100 FT. R.O.W.) (123 FT. PROPOSED) ARTERIAL

ROW DEDICATION TO FDOT - 0.85 ACRES

TRACT B (TO BE DEDICATED AS RIGHT-OF-WAY)

PROPOSED PHASE LINE

DITCH SC-A

SIGN FEATURE

5' PEDESTRIAN ACCESS

OVERHEAD POWER LINE

DITCH SC-C

50' SETBACK LINE

ZONED: C-1A
FUTURE LAND USE: CU

TRACT 7 1339 ACRES
MAJESTIC FOUNTAIN BOULEVARD
(PRIVATE INGRESS/EGRESS UTILITY EASEMENT)

10' WD. EASEMENT (OR 1624, PG 1428)

TRACT 8
2.062 ACRES

(60-80 FT. WIDE PRIVATE ROAD)

OUTPARCEL B STRUCTURES NOT TO EXCEED 5,000 SF

OUTPARCEL A STRUCTURES NOT TO EXCEED 5,000 SF

TRACT 6
1.724 ACRES

ENHANCED 50' TYPE 'D' BUFFER
10 TREES PER 100 LF (5 MUST BE CANOPY) AND MIN. 36" MAINTAINED HIGH HEDGE PLANTED IN DOUBLE STAGGERED ROWS

TRACT 1
2.111 ACRES

RETAIL C
STRUCTURE NOT TO EXCEED 22,000 SF

20' WIDE L.C.U.E.

50' ROW

BANK OF AMERICA
C-1A
COMMERCIAL

OUTPARCEL D STRUCTURE NOT TO EXCEED 5,000 SF

OUTPARCEL C STRUCTURE NOT TO EXCEED 5,000 SF

ACCESS TO INTE SHOPPING WILL BE NATED AT TIME OF PMENT ORDER

RETAIL E
STRUCTURE NOT TO EXCEED 10,000 SF

DRY BASIN SC-6

694.58'

RETAIL F
STRUCTURE NOT TO EXCEED 31,500 SF

TRACT 9
2.195 ACRES

DRY BASIN SC-1

50' SETBACK LINE

ZONED: C-1A
FUTURE LAND USE: CU

MAJESTIC FOUNTAINS BLVD.

TRACT 5
2.920 ACRES

PROPOSED AMENDED 60'-80' ACCESS, UTILITY, AND DRAINAGE ROAD EASEMENT PER (Z-04-049)

TRACT 2
13.414 ACRES

ENHANCED 50' TYPE 'D' BUFFER
10 TREES PER 100 LF (5 MUST BE CANOPY) AND MIN. 36" MAINTAINED HIGH HEDGE PLANTED IN DOUBLE STAGGERED ROWS

KELLY CARLOS OFFICE CENTER
STRAP NO. 06-46-24-00-00003-1000
06-46-24-00-00003-1100
06-46-24-00-00003-0020
ZONED: C-N + C-1A
FUTURE LAND USE: CU

RETAIL A
STRUCTURE NOT TO EXCEED 180,000 SF

50' SETBACK LINE

NOTE:
ALL PARKING AREA PARKING DESIGN PER LEE COUNTY DEVELOPMENT AND A.D.A. STANDARDS.

RETAIL D
STRUCTURE NOT TO EXCEED 31,500 SF

TRACT 10
2.846 ACRES
LAKE SC-2

BUFFER
PER 100 L.F. NO
OR HEDGE

DEVIATION
DEVIATION FOR 5' LANDSCAPING BUFFER ENCROACHMENT, FOR FDOT ROW DONATION

TRACT A
(TO BE DEDICATED AS RIGHT-OF-WAY)
ROW DEDICATION
0.11 ACRES

141.43'

12' HIGH SCREEN WALL (SEE ATTACHED INFORMATION)

TRACT 4
1.340 ACRES
LAKE SC-4

BUFFER
PER 100 L.F.
48" HIGH HEDGE
IN DOUBLE
D ROWS

50' SETBACK LINE

COMMERCIAL

TRACT 3
3.631 ACRES
LAKE SC-5

DRY BASIN SC-3

NOTE
BULKHEADING IS NOT PROPOSED; THEREFORE DEVIATIONS (1) (2) ARE OMITTED.

KELLY ROAD
(80 FT. R.O.W.)
COLLECTOR

SIGN FEATURE

STORMWATER MANAGEMENT EASEMENT EXHIBIT "BB" (OR 1778, PG 1019) (OR 1778, PG 1028) (OR 1778, PG 1058) (OR 1778, PG 1077)

MAJESTIC FOUNTIANS
STRAP NO. 31-45-24-00-00011-0080
ZONED: RPD
FUTURE LAND USE: CU

MAJESTIC FOUNTIANS

PROP. 20' WIDE MAINTENANCE EASEMENT

BUFFER
10 TREES PER 100 LF AND MIN. 48" HIGH HEDGE PLANTED IN DOUBLE STAGGERED ROWS

OPEN SPACE CALULATIONS

REQUIRED		
TOTAL PROPERTY ACREAGE 33.58 X 30%=10.07 AC		
PROVIDED		
GENERAL OPEN SPACE		9.17AC
LAKES (3.25)	(10.07X.25)	2.52AC
TOTAL		11.69 AC

NOTES:

1. PEDESTRIAN ACCESSES THROUGH OUT THE RETAIL PARCELS WILL BE UNDER THE DIRECTION OF THE DEVELOPMENT ORDER.
2. LOCATION AND CONFIGURATION OF LAKE AND ROADWAY MAY VARY ON FINAL SITE LAYOUT OR AS REQUIRED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

NORTH

SCALE: 1" = 60'

0' 30' 60'

811 Know what's below. Call before you dig.

Santos Medina III
Digitally signed by Santos Medina III
Date: 2022.09.19 16:48:25 -04'00'

NO.	DATE	DESCRIPTION

REVISION BLOCK

SANTOS MEDINA, III, P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 74539 — No. 74539 — STATE OF FLORIDA — 09/19/2022

NOT VALID UNLESS PHYSICALLY SIGNED AND SEALED

DESIGNED BY:	DRAWN BY:	CHECKED BY:
KL	KL	AM

SLOAN Engineering Group
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 - FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (EC,LA) #26247

CLIENT: CAPITAL GROWTH BUCHALTER

PROJECT: MCALISTER'S DELI - ISLAND PASS SHOPPING CENTER

11555 MAJESTIC PALMS BLVD, FORT MYERS, FL 33908

MCP PLAN

PROJECT NO.	SHEET
2390-1	1 OF 1