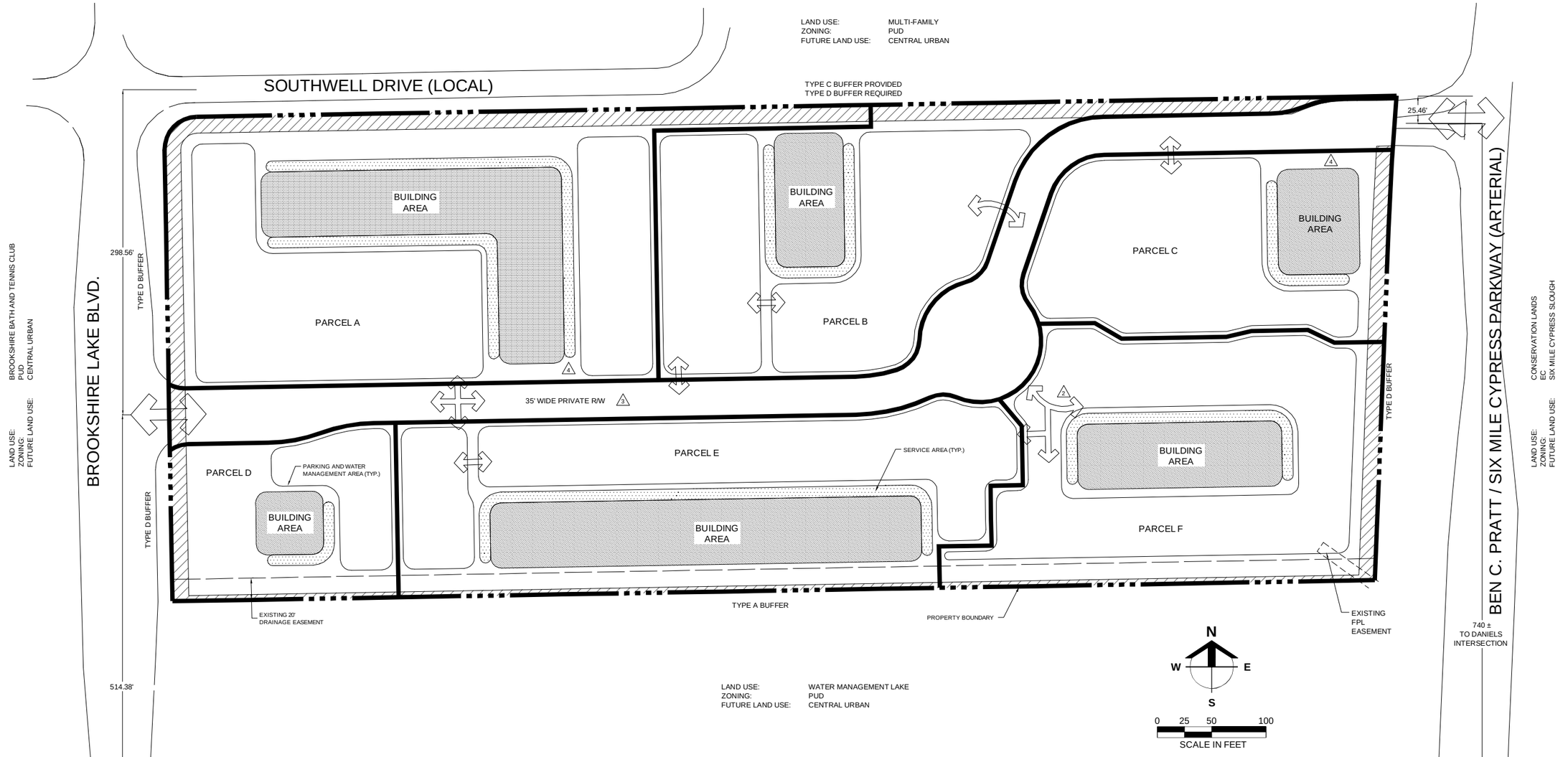

LEGEND

- PROPOSED POINT OF INGRESS/EGRESS
- PROPOSED LANDSCAPE BUFFER
- PROPOSED SERVICE AREA
- PROPOSED BUILDING AREA

DEVELOPMENT REGULATIONS

MINIMUM BUILDING SETBACK (SIX MILE CYPRESS PARKWAY)	25'
MINIMUM BUILDING SETBACK (BROOKSHIRE LAKE BOULEVARD)	25'
MINIMUM BUILDING FRONT SETBACK (RIGHT OF WAY)	10'
MINIMUM BUILDING REAR SETBACK (NORTH PROPERTY BOUNDARY)	25'
MINIMUM BUILDING REAR SETBACK (SOUTH PL)	20'
MINIMUM BUILDING SIDE SETBACK (PARCEL LOT LINE)	5'
MINIMUM BUILDING WATERFRONT SETBACK	25'
MINIMUM BUILDING SEPARATION	35'
MAXIMUM BUILDING HEIGHT	50'
MAXIMUM BUILDING LOT COVERAGE	60%

DEVIATIONS APPLICABLE TO ENTIRE SITE:

1

BUFFER TYPES

TYPE A:
MINIMUM WIDTH OF 5' WITH A REQUIREMENT OF 4 SHADE TREES NO SHRUBS REQUIRED PER 100 L.F. NO WALL REQUIRED

TYPE C:
MINIMUM WIDTH OF 15' WITH A REQUIREMENT OF 5 SHADE TREES AND 18 SHRUBS PER 100 L.F. WALL REQUIRED

TYPE D:
MINIMUM WIDTH OF 15' WITH A REQUIREMENT OF 5 SHADE TREES AND DOUBLE HEDGE ROW PER 100 L.F. NO WALL REQUIRED

PARKING CALCULATIONS

PARCEL D: 1 SPACE PER 300 S.F.

PARCELS A-C, E-F: 4.5 SPACES PER 1000 S.F.

RETAIL/COMMERCIAL INTENSITY

	MAX BUILDING SQUARE FOOTAGE *	# STORIES
PARCEL A	65,000	2
PARCEL B	40,000	3
PARCEL C	35,000	3
PARCEL D	10,000	1
PARCEL E	50,000	1
PARCEL F	50,000	2

LAND USE TABLE

	PARCEL ACREAGE ±	REQUIRED OPEN SPACE (30%)
PARCEL A	2.67 AC.	0.80 AC.
PARCEL B	1.72 AC.	0.52 AC.
PARCEL C	1.27 AC.	0.38 AC.
PARCEL D	0.71 AC.	0.21 AC.
PARCEL E	2.04 AC.	0.61 AC.
PARCEL F	1.78 AC.	0.53 AC.
PRIVATE R/W	1.23 AC.	0.37 AC.
TOTAL	11.42 AC.	3.43 AC.

NOTE 1 : 3.43 ACRES OF OPEN SPACE WILL BE PROVIDED.

NOTE 2 : NO INDIGENOUS PRESERVE IS PROPOSED PER DEVIATION 1

NOTE 3: A MINIMUM OF 10% OPEN SPACE WILL BE PROVIDED PER PARCEL, WITH THE OVERALL OPEN SPACE BEING 30% FOR THE ENTIRE DEVELOPMENT.

Barraco and Associates, Inc.
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LAND PLANNING - LANDSCAPE DESIGN
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ENGINEERING 7995 - SURVEYING LB-6940

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PROJECT DESCRIPTION

LAKESIDE AT BROOKSHIRE CPD

.

PART OF SECTION 19
TOWNSHIP 45 SOUTH
RANGE 25 EAST
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, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

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FILE NAME	22315-Z02A.DWG
LAYOUT	MASTER CONCEPT PLAN
LOCATION	J:\22315\DWG\ZONING\
PLOT DATE	FRI. 1-5-2007 - 1:54 PM
PLOT BY	JENNIFER PARKER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 22315-Z00A.DWG

PLAN REVISIONS	
	MASTER CONCEPT PLAN

PLAN STATUS

APPROVAL SUBMITTALS PLANS NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN OPTION A

PROJECT / FILE NO.	SHEET NUMBER
22315	2