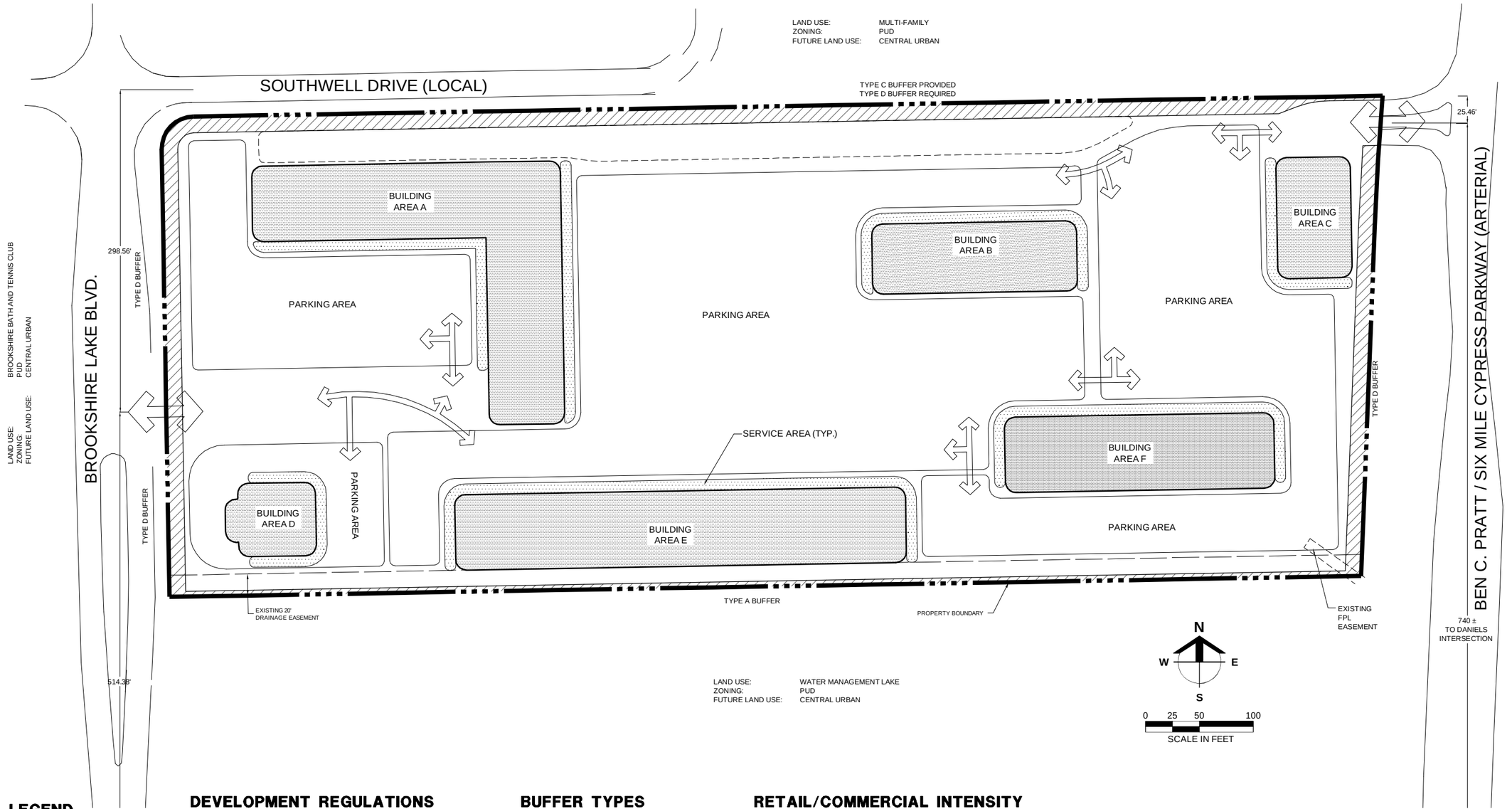

LEGEND

- 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 REAR SETBACK (NORTH PROPERTY BOUNDARY)	25'
MINIMUM BUILDING REAR SETBACK (SOUTH PL)	20'
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

4.5 SPACES PER 1000 S.F.

RETAIL/COMMERCIAL INTENSITY

	MAX BUILDING SQUARE FOOTAGE *	# STORIES
BUILDING A	75,000	2
BUILDING B	30,000	2
BUILDING C	35,000	3
BUILDING D	10,000	1
BUILDING E	50,000	1
BUILDING F	50,000	2

OPEN SPACE

TOTAL PROJECT = 11.43 AC
OPEN SPACE REQUIRED (30%) = 3.43 AC

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

NOTE 2 : NO INDIGENOUS PRESERVE IS PROPOSED PER DEVIATION 1

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
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FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

S.W. FLORIDA LAND NINETEEN, LLC.

6150 DIAMOND CENTRE COURT
BUILDING 1300
FORT MYERS, FLORIDA 33912

PHONE (239) 482-1500
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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-Z02B.DWG
LAYOUT	MASTER CONCEPT PLAN
LOCATION	J:\22315\DWG\ZONING\
PLOT DATE	FRI. 1-5-2007 - 11:49 AM
PLOT BY	JENNIFER PARKER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 22315-Z00B.DWG

PLAN REVISIONS	
	MASTER CONCEPT PLAN

PLAN STATUS

APPROVAL SUBMITTALS PLANS
NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN OPTION B

PROJECT / FILE NO.	SHEET NUMBER
22315	3