

**SETBACK REQUIREMENTS**

RESOLUTION NUMBER Z-02-043  
 PROPOSED LAND USE: CPD-COMMERCIAL PLANNED DEVELOPMENT

MIN SETBACKS:  
 FRONT (CORKSCREW): 50 FT  
 SIDE (I-75): 250 FT  
 SIDE: 15 FT  
 REAR: 55 FT  
 REAR (SERVICE AREA STRUCTURE): 95 FT  
 WATER BODY: 25 FT  
 MINIMUM BUILDING SEPERATION: 1/2 THE BUILDING HEIGHT OR 20 FT WHICHEVER IS GREATER

MAX. LOT COVER: 40%  
 MAX. BUILDING HEIGHT: 65 FT / THREE STORIES  
 MINIMUM LOT AREA: N/A  
 MINIMUM LOT WIDTH: N/A  
 MINIMUM LOT DEPTH: N/A

**PARKING CALCULATION'S**

PER AGREEMENT WITH LEE COUNTY  
 SEE SHEET 14 OF 17 FOR BREAKDOWN

PHASE I REQUIRED 654 SPACES  
 PHASE I PROVIDED 664 (INCLUDING 13 H.C. SPACES)

**EXOTICS MAINTENANCE PLAN:**

- THE FOLLOWING PLAN WILL BE UTILIZED TO ADDRESS EXOTIC SPECIES ON-SITE:
- ALL EXISTING EXOTICS (MELALEUCA, BRAZILIAN PEPPER, AUSTRALIAN PINE, DOWNY ROSE MYRTLE, EARLEAF ACACIA, AND TROPICAL SODA APPLE) WITH IN ALL DEVELOPMENT AREA WILL BE REMOVED BY MECHANICAL MEANS, EXISTING NATIVES WILL BE PROTECTED DURING THIS PROCESS.
  - REMAINING ROOTS OR STUMPS WILL BE SPRAYED WITH GARLON 5 BASAL SPRAY.
  - MIROMAR LAKES HOMEOWNERS ASSOCIATION, WILL PROVIDE AN ON-GOING LANDSCAPE MAINTENANCE PROGRAM THAT WILL INCLUDE REMOVAL OF EXOTIC SPECIES AS A STANDARD MAINTENANCE ITEM. IN THIS CASE, BOTH MECHANICAL AND CHEMICAL MANAGEMENT TECHNIQUES WILL BE USED.
  - APPROPRIATE MEANS (NOT DESTRUCTIVE TO INDIGENOUS VEGETATION) WILL BE USED TO REMOVE EXOTIC VEGETATION.
  - HAND REMOVAL OF EXOTICS WILL BE USED IN ALL INDIGENOUS OPEN SPACES.

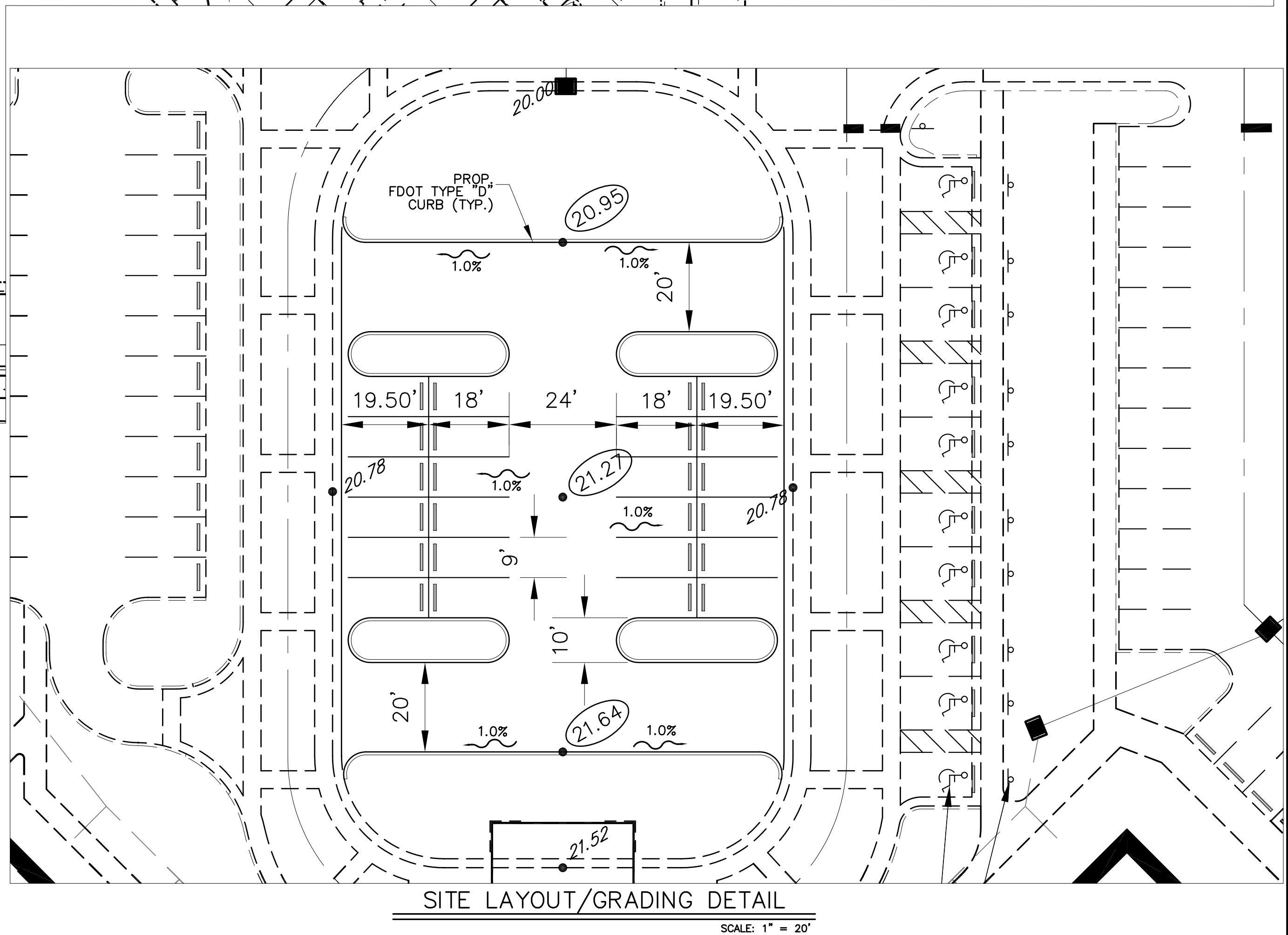
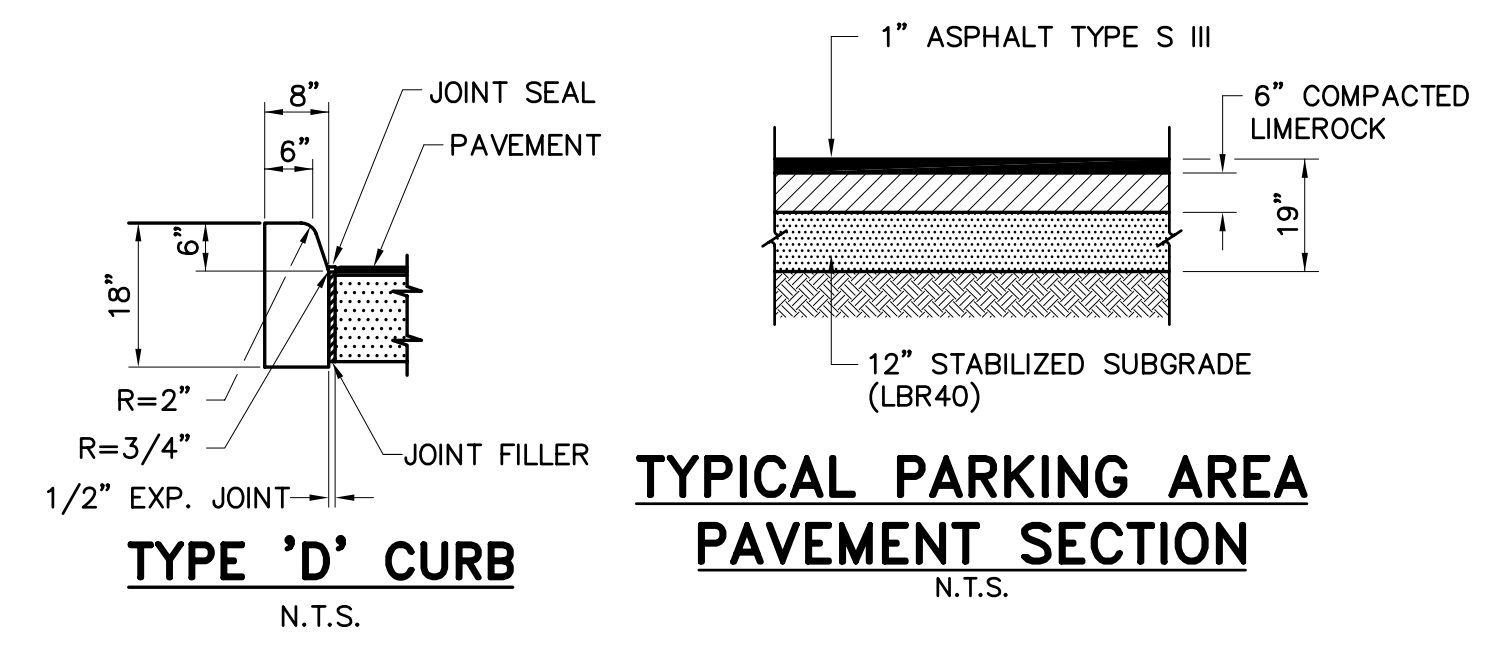
**PROJECT DATA:**

LAND USE	EXISTING AREA	EXISTING %	PROPOSED AREA	PROPOSED %
BUILDING	190,357 SF	17.92 %	190,357 SF	17.92 %
PAVEMENT/WALKS	338,026 SF	31.83 %	343,894 SF	32.38 %
GREEN AREA	367,211 SF	34.58 %	361,343 SF	34.02 %
DETENTION AREA	88,862 SF	8.37 %	88,862 SF	8.37 %
LAKE AREA	77,537 SF	7.30 %	77,537 SF	7.30 %
TOTAL	1,061,993 SF	100 %	1,061,993 SF	100 %

**GENERAL STATEMENT**

PROPOSED HEREIN ARE SITE AND LANDSCAPE IMPROVEMENTS FOR A PARKING MODIFICATION TO THE EXISTING DESIGN CENTER. THIS TRACT IS LOCATED WITHIN THE CORKSCREW PINES DRI AND HAS BEEN REVIEWED AND FOUND TO BE CONSISTENT FOR DEVELOPMENT OF COMMERCIAL USE.

THE OVERALL PROJECT WILL BE CONSTRUCTED IN ONE PHASE THIS APPLICATION FOR DEVELOPMENT ORDER CONSISTS OF APPROVAL TO CONSTRUCT:  
 -24 ADDITIONAL PARKING SPACES AND ASSOCIATED PAVEMENT.  
 THE TOTAL PARCEL AREA IS 38.24 ACRES (EXCLUDING D.O.#2002-00283 WHICH INCLUDES ECKERD'S AND A ACCESS ROADWAY) AND ALSO EXCLUDES TWO (2) FUTURE OUT-PARCELS AND FUTURE HOTEL SITE.



REVISIONS	DATE

MIROMAR DEVELOPMENT CORP.  
 MIROMAR DESIGN CENTER  
 LEE COUNTY, FLORIDA

DESIGNED BY: CLK  
 DATE: 01/04/12  
 DRAWN BY: CLK  
 DATE: 01/04/12  
 CHECKED BY: CLK  
 DATE: 01/04/12  
 VERTICAL SCALE: N/A  
 HORIZONTAL SCALE: 1" = 50'



6200 Whiskey Creek Drive  
 Fort Myers, FL. 33919  
 Phone : (239) 985-1200  
 Florida Certificate of  
 Authorization No.1772

**PROPOSED SITE AND GRADING PLAN**

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	REFERENCE NO. <b>12005SP</b>	DRAWING NO. <b>1308</b>
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEERING REGISTRATION #56835	PROJECT NO. <b>2012.005</b>	SHEET NO. <b>3 OF 4</b>
DATE		

U:\2001\2001130\011305P.dwg 07/28/2005 9:27:05 AM EST