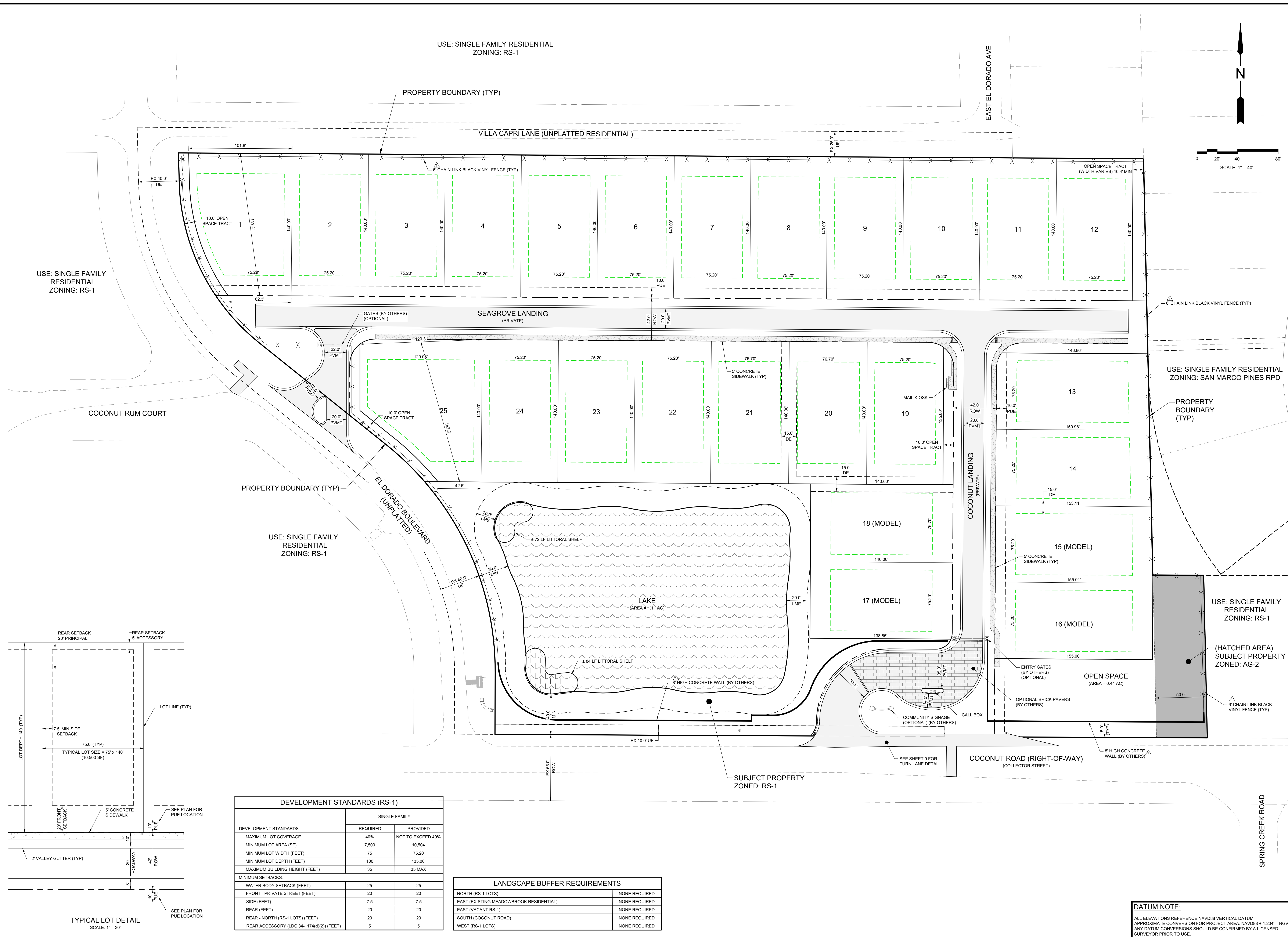


G:\LAND\2014\8\COCONUT ROAD - RESIDENTIAL\040485-00 COCONUT RD - RESIDENTIAL\040485-00 DOCUMENT PLANS\040485-00.DWG 12/20/20 4:09 PM



USE: SINGLE FAMILY RESIDENTIAL ZONING: RS-1

USE: SINGLE FAMILY RESIDENTIAL ZONING: RS-1

VILLA CAPRI LANE (UNPLATTED RESIDENTIAL)

EAST EL DORADO AVE

COCONUT RUM COURT

SEAGROVE LANDING (PRIVATE)

USE: SINGLE FAMILY RESIDENTIAL ZONING: SAN MARCO PINES RPD

USE: SINGLE FAMILY RESIDENTIAL ZONING: RS-1

EL DORADO BOULEVARD (UNPLATTED)

COCONUT LANDING (PRIVATE)

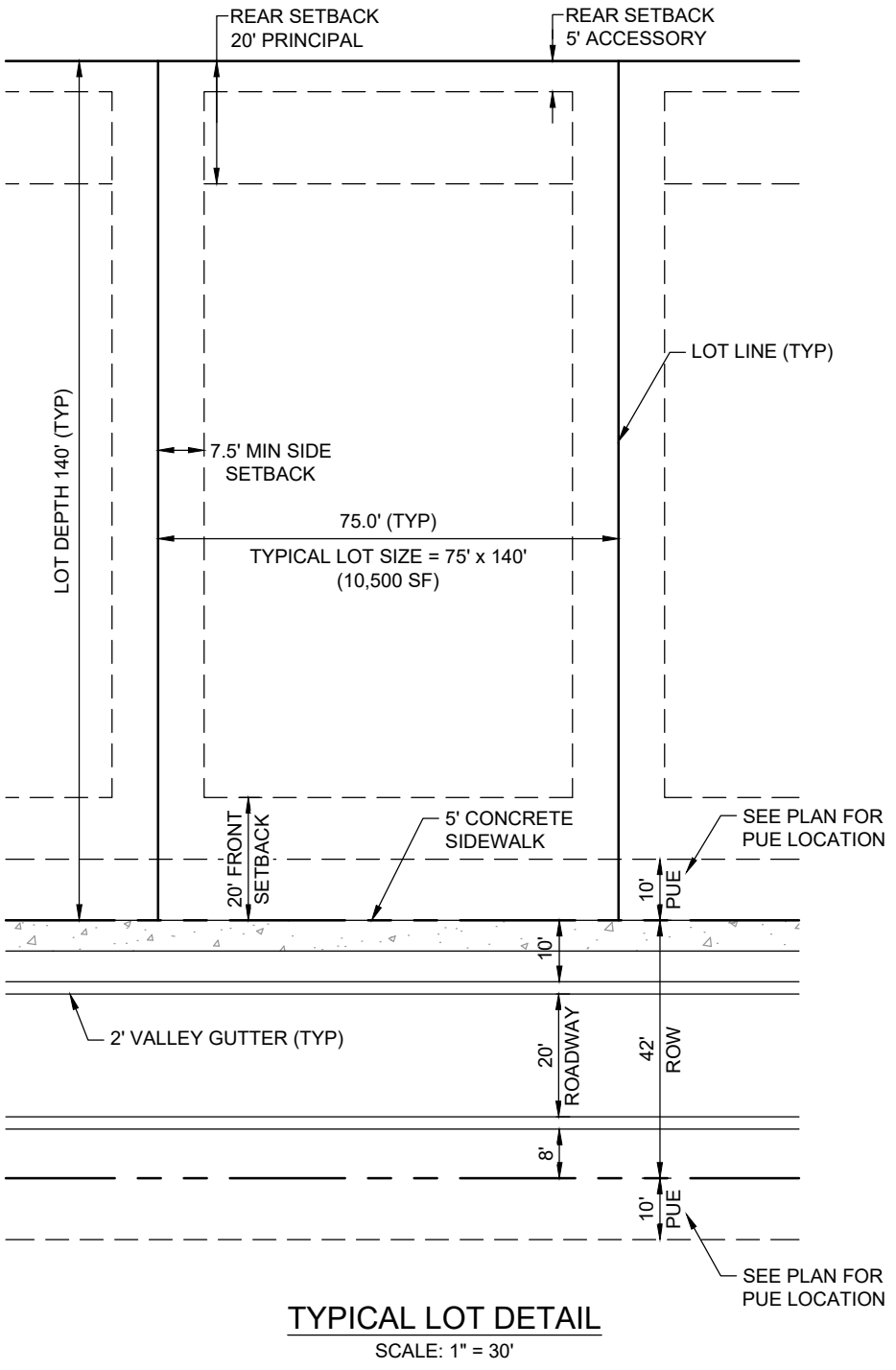
USE: SINGLE FAMILY RESIDENTIAL ZONING: RS-1

(HATCHED AREA) SUBJECT PROPERTY ZONED: AG-2

SUBJECT PROPERTY ZONED: RS-1

COCONUT ROAD (RIGHT-OF-WAY) (COLLECTOR STREET)

SPRING CREEK ROAD



DEVELOPMENT STANDARDS	SINGLE FAMILY	
	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE	40%	NOT TO EXCEED 40%
MINIMUM LOT AREA (SF)	7,500	10,504
MINIMUM LOT WIDTH (FEET)	75	75.20
MINIMUM LOT DEPTH (FEET)	100	135.00'
MAXIMUM BUILDING HEIGHT (FEET)	35	35 MAX
MINIMUM SETBACKS:		
WATER BODY SETBACK (FEET)	25	25
FRONT - PRIVATE STREET (FEET)	20	20
SIDE (FEET)	7.5	7.5
REAR (FEET)	20	20
REAR - NORTH (RS-1 LOTS) (FEET)	20	20
REAR ACCESSORY (LDC 34-1174(d)(2)) (FEET)	5	5

LANDSCAPE BUFFER REQUIREMENTS	
NORTH (RS-1 LOTS)	NONE REQUIRED
EAST (EXISTING MEADOWBROOK RESIDENTIAL)	NONE REQUIRED
EAST (VACANT RS-1)	NONE REQUIRED
SOUTH (COCONUT ROAD)	NONE REQUIRED
WEST (RS-1 LOTS)	NONE REQUIRED

DATUM NOTE:
 ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM.
 APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.204' = NGVD29
 ANY DATUM CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.

J.R. EVANS ENGINEERING
 9351 CORKSCREW ROAD, SUITE 102
 ESTERO, FLORIDA 33928
 PHONE: (239) 406-9148
 FAX: (239) 288-2537
 WWW.JREVAENGINEERING.COM

COCONUT LANDING
MASTER SITE PLAN

REVISIONS	DATE	DESCRIPTION
#	DATE	REVISION
1	10/22/20	REVISED PER VILLAGE OF ESTERO COMMENTS

1ST SUBMITTAL (NOV/20/2019)

KRISTINA M. JOHNSON P.E.
 FL LICENSE NO. 73793
 FL COA # 29228

PROJECT #: 00485-00
 SHEET: 4