

STREET ADDRESS

8111 BROADWAY E
ESTERO FL, 33928

STRAP NUMBERS

28-46-25-E2-U1923.2494

PROJECT INFORMATION

FUTURE LAND USE = URBAN COMMERCIAL
 CURRENT ZONING = AG-2
 PROPOSED ZONING = COMMERCIAL PLANNED DEVELOPMENT (CPD)
 PROPOSED USE = COMMERCIAL/OFFICE/RETAIL
 LOT SIZE = 46,547 SF/1.07 AC
 MAXIMUM INTENSITY = 4,800 SF
 MIXED USE OVERLAY = YES
 EXIST. SOIL TYPES = #28 - IMMOKALEE SAND
 IRRIGATION SERVICE = IRRIGATION WELL
 ARCHAEOLOGICAL SENSITIVITY LEVEL = NONE

BUILDING SETBACK REQUIREMENTS

SOUTH (FRONT/STREET) = 25 FT
 NORTH (REAR) = 20 FT
 EAST (SIDE) = 16 FT*
 WEST (SIDE) = 20 FT

* SEE DEVIATION

ZONING/ACTUAL USE

PROJECT SITE: CPD/COMMERCIAL
 NORTH: CC/COMMERCIAL
 SOUTH: BROADWAY E. ROW
 EAST: AG-2/SFR
 WEST: CC/COMMERCIAL

LANDSCAPE BUFFER REQUIREMENTS

NORTH: COM TO COM: 5' WIDE TYPE A BUFFER REQUIRED
 4 TREES/100 LF
 SOUTH: COM TO ROW: 20' WIDE TYPE D BUFFER REQUIRED
 5 TREES/100 LF AND DOUBLE-STAGGERED HEDGE ROW
 EAST: COM TO SFR: 20' WIDE TYPE C BUFFER *SEE DEVIATION #3
 10 TREES AND 30 SHRUBS/100 LF WITH 8' HIGH WALL
 WEST: COM TO COM: 5' WIDE TYPE A BUFFER
 4 TREES/100 LF

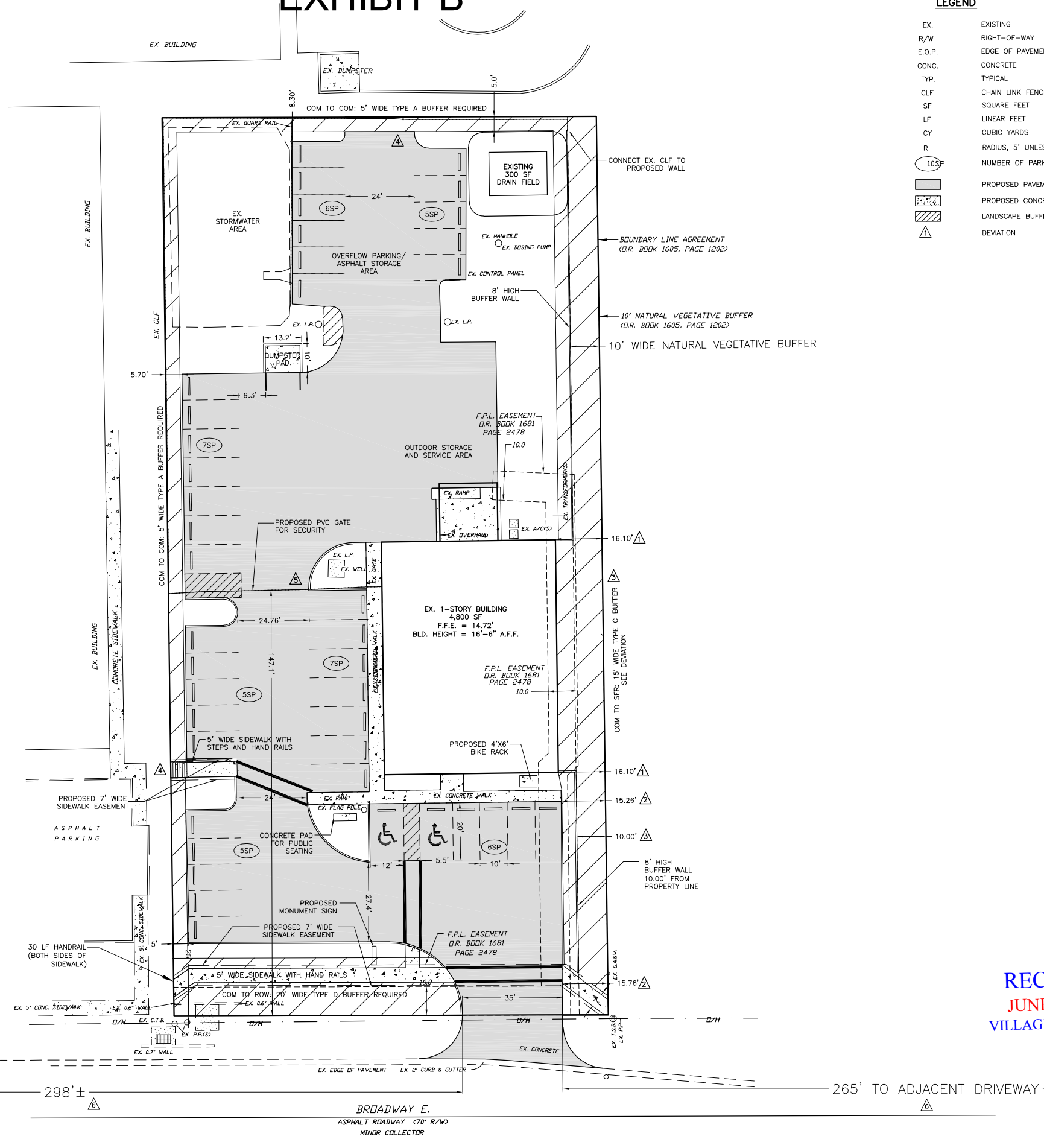
OPEN SPACE REQUIREMENTS

SMALL COMMERCIAL DEVELOPMENTS = 20%
 REQUIRED: 20% X 46,547 SF = 9,309 SF
 PROVIDED: 15,704 SF / 33.7%

PARKING REQUIREMENTS

REQUIRED: AS REQUIRED BY THE LDC - TO BE DETERMINED AT TIME OF D.O.
 PROVIDED: 30 SPACES INCLUDING 2 HANDICAP SPACES
 PLUS 11 OVERFLOW SPACES OR OUTDOOR STORAGE AREA

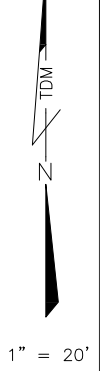
EXHIBIT B



LEGEND

EX.	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
CLF	CHAIN LINK FENCE
SF	SQUARE FEET
LF	LINEAR FEET
CY	CUBIC YARDS
R	RADIUS, 5' UNLESS OTHERWISE NOTED
10SP	NUMBER OF PARKING SPACES IN LOT
[Pattern]	PROPOSED PAVEMENT
[Pattern]	PROPOSED CONCRETE
[Pattern]	LANDSCAPE BUFFER
[Symbol]	DEVIATION

RECEIVED 6/4/20 VILLAGE OF ESTERO



NO.	DATE	REVISIONS
1	2/20/19	REVISED DUE TO CHANGES TO SITE
2	4/20/19	REVISED PER VILLAGE OF ESTERO COMMENTS
3	9/20/19	REVISED PER VILLAGE OF ESTERO COMMENTS
4	10/20/19	REVISED PER VILLAGE OF ESTERO COMMENTS
5	5/6/2020	REVISED PER VILLAGE OF ESTERO COMMENTS

**8111 BROADWAY EAST
MASTER CONCEPT PLAN**

Civil Engineering and Planning

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RECEIVED
JUNE 04 2020
VILLAGE OF ESTERO

NO. 52022
STATE OF FLORIDA

DEAN MARTIN, P.E.
Florida #52022

DATE: _____