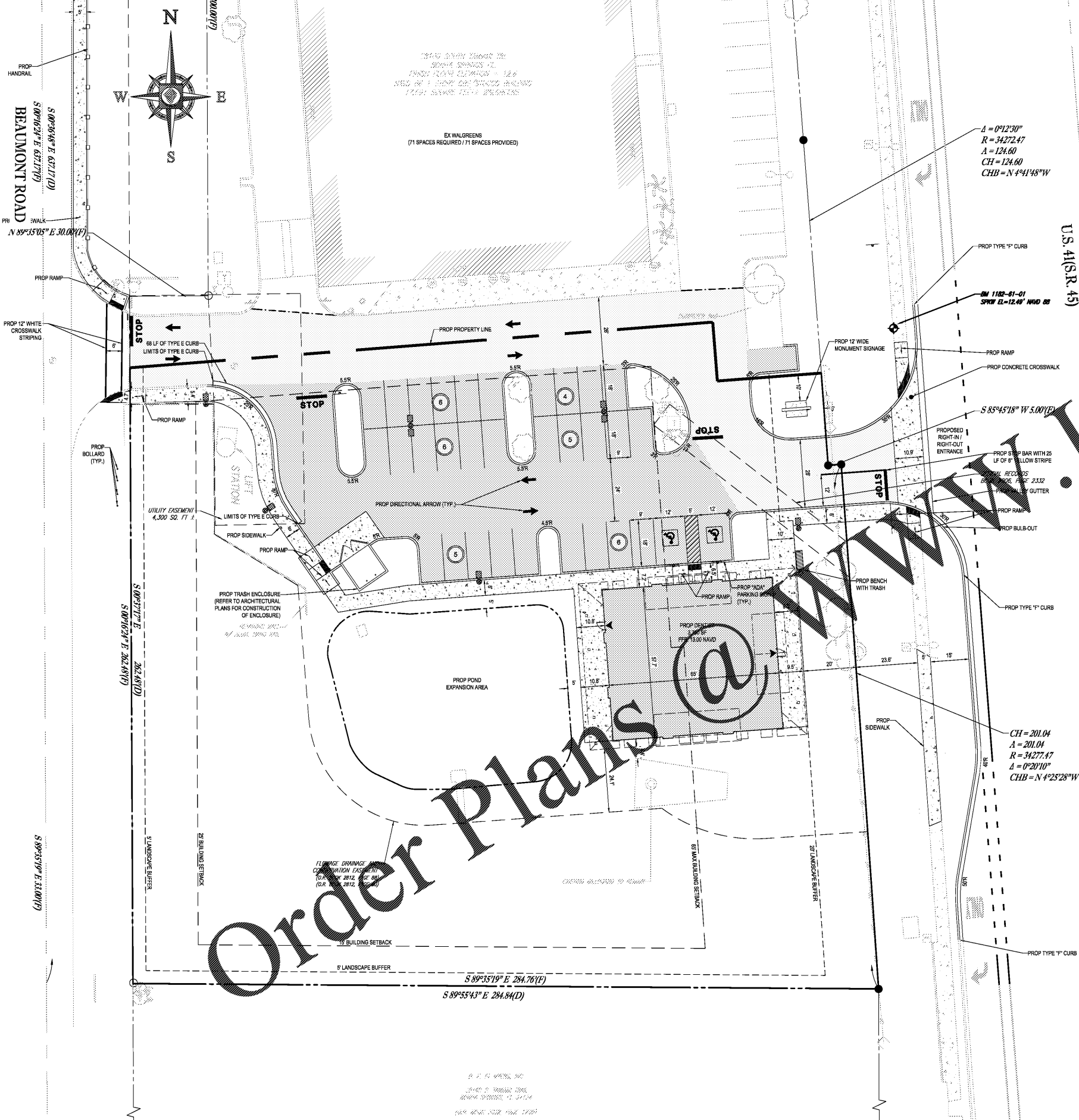


MATCHLINE - SHEET C-302



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- PROP LANDSCAPE BUFFER
- PROP SAWCUT
- PROP TYPE "F" CURB
- PROP TYPE "D" CURB
- PROP SETBACK
- PROP BOARD
- PROP CONC. PAVEMENT
- PROP ASPHALT PAVEMENT
- PROP ADA PARKING SPACE
- PROP ASPHALT PAVEMENT
- PROP HEAVY DUTY PAVEMENT
- PROP BIKE RACK
- PROP BENCH WITH TRASH

FDOT GENERAL NOTE:
ALL DISTURBED AREAS IN THE FDOT RIGHT OF WAY WILL BE SODDED.

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

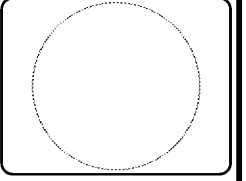
PROJECT No.:	FL180133
DRAWN BY:	L.J.L.
CHECKED BY:	A.S.
DATE:	01/27/2020
SCALE:	1" = 20'
CAD I.D.:	SPD

SITE DATA TABLE

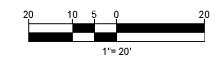
FOLIO NUMBER	10296310
ADDRESS	28100 S TAMAMI TRAIL
JURISDICTION	CITY OF BONITA SPRINGS
EXISTING ZONING	CC (COMMUNITY COMMERCIAL)
PROPOSED ZONING	CC
SITE AREA	1.54 AC (67,282 SF)
PROPOSED PERMITTED USES	MEDICAL
TOTAL SITE AREA	3.14 AC
PROJECT SITE AREA	1.54 AC
PROPOSED BUILDING AREA	3,750 SF
EXISTING GREEN SPACE	0.95 AC (41,373 SF)
PROPOSED GREEN SPACE	1.01 AC (43,996 SF)
EXISTING IMPERVIOUS AREA	0.59 AC (25,509 SF)
PROPOSED IMPERVIOUS AREA	0.44 AC (19,186 SF)
EXISTING VUA	0.58 AC (25,154 SF)
PROPOSED VUA	
INTENSITY:	
NET F.A.R.	2%
PARKING REQUIREMENTS	
MEDICAL	4.5 SPACES PER 1,000 SF OF TOTAL AREA
REQUIRED PARKING	17
STANDARD PARKING PROVIDED	30
HANDICAP PARKING PROVIDED	2
PARKING PROVIDED (TOTAL)	32
LANDSCAPE BUFFERS	
NORTH	5'
EAST	20'
SOUTH	5'
WEST	5'
BUILDING SETBACKS	
NORTH	15'
EAST	65'
SOUTH	15'
WEST	25'
BUILDING HEIGHT:	
MAX BUILDING HEIGHT:	45'; 55' W/ VARIANCE

ENGINEERING PLANS
FOR
ENCORE REAL ESTATE
LOCATION OF SITE
28100 S TAMAMI TRAIL
BONITA SPRINGS, FL 34134
LEE COUNTY, FLORIDA

BOHLER ENGINEERING
3820 NORTHALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. NO. 30780
LANDSCAPE ARCHITECT BLS 656, L.C. NO. 020000016



SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-301



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