

EXISTING USE: RIGHT OF WAY  
 FLU: URBAN COMMUNITY  
 ZONING: RS-1

PARK AVENUE  
 (TWO-LANE MAJOR  
 COLLECTOR)

PROPERTY BOUNDARY

EXISTING USE: CLINIC  
 (BOCA GRANDE HEALTH  
 CLINIC ANNEX)  
 FLU: URBAN COMMUNITY  
 ZONING: RS-1

PROPERTY BOUNDARY

EX. 1-STORY BUILDING

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5' CONC. S/W

MODIFIED EXISTING  
 SHELL PARKING

EX. 1-STORY CHURCH

EXISTING PALM (TYP.)

EXISTING USE: SINGLE  
 FAMILY RESIDENTIAL  
 FLU: URBAN COMMUNITY  
 ZONING: RS-1

**WEST BUFFER**  
 TYPE D - 15 FT. Width Buffer - 100 LF  
 (5 TREES/100 LF & DOUBLE HEDGE)  
 PER SEC. 10-416 (d)

	Required	Provided
Trees	5	5
Shrubs	66	66

\* BUFFER WIDTH WILL BE REDUCED TO 8.5 LF.

APPLICATION  
 BOUNDARY

PROPOSED BUILDING

EXISTING USE: SINGLE  
 FAMILY RESIDENTIAL  
 FLU: URBAN COMMUNITY  
 ZONING: RS-1

**EAST BUFFER**  
 TYPE D - 15 FT. Width Buffer - 87 LF  
 (5 TREES/100 LF & DOUBLE HEDGE)  
 PER SEC. 10-416 (d)

	Required	Provided
Trees	5	5
Shrubs	58	62

\* BUFFER WILL BE VARYING WIDTH BETWEEN  
 9.54 LF AND 26.98 LF

**SOUTH BUFFER**  
 TYPE C - 15 FT. Width Buffer - 108 LF  
 (5 TREES/100 LF & 18 SHRUBS)  
 PER SEC. 10-416 (d)

	Required	Provided
Trees	5	5
Shrubs	18	60

\* REDUCTION IN TYPE C BUFFER TO 11.33 LF.  
 NO WALL OR BERM PROVIDED.

W. RAILROAD AVENUE  
 (TWO-LANE LOCAL ROAD)

ROW EASEMENT BOCA  
 GRANDE BIKE PATH)

EXISTING USE: RIGHT OF WAY  
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NOTES:

1. ALL REQUIRED PLANTINGS ARE PROVIDED FOR WITHIN THE REDUCED BUFFERS.
2. PALM TREES SHALL BE PLACED TO ELIMINATE CONFLICTS WITH THE OVERHEAD POWERLINES ALONG THE EAST PROPERTY LINE.

SITE LOCATION MAP



GENERAL SITE INFORMATION

OWNER/APPLICANT:  
 DIOCESE OF VENICE

STRAP NUMBER: 14-43-20-01-00006.0110

ZONING: RS-1

LEGEND

- PROPOSED ASPHALT PAVED AREA (CONCRETE OPTIONAL)
- GENERAL TREE
- BUFFER TREE
- PROPOSED BOUNDARY

PROJECT:

OUR LADY OF  
 MERCY -  
 VARIANCE

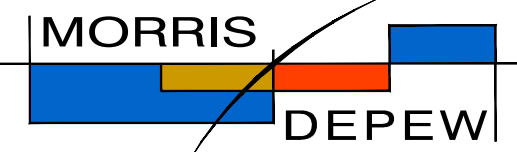
LOCATION:

221 WEST RAILROAD AVENUE  
 BOCA GRANDE, FL 33921

CLIENT:

DIOCESE OF VENICE

CONSULTANT:



ENGINEERS • PLANNERS • SURVEYORS  
 LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6691 / LC26000330

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 Fort Myers, Florida 33901

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 1st Floor

Tallahassee, Florida 32301

Toll free: 866-337-7341

Destin

5597 Highway 98  
 Unit 201

Santa Rosa Beach, Florida 32459

Toll free: 866-337-7341

PREPARED BY:

DRAFT

REVISIONS DATE

PROJECT MANAGER: TME

DRAWING BY:

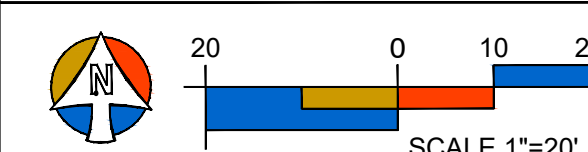
JURISDICTION: LEE COUNTY

DATE:

SHEET TITLE:

CONCEPTUAL  
 SITE PLAN

SHEET NUMBER: X-101



JOB/FILE NUMBER: 18044-05

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