

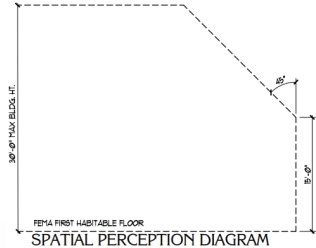
SITE REQUIREMENTS

ZONE:
R1-B
FLOOD ZONE (CURRENT):
AE-10
BASE FLOOD ELEVATION 10.00' NAVD. (VERIFY NAVD.)
DESIGN FLOOD ELEVATION 10.00' + 1.00' NAVD.
MAX. BUILDING HEIGHT: 30'-0"
MEASURED FROM THE GREATER OF:
FEMA HABITABLE FLOOR
18" ABOVE CROWN OF ROAD
18" ABOVE STATE D.E.P. REQUIREMENT
AVERAGE NATURAL GRADE
MINIMUM LOT WIDTH: 100'-0"
CURRENT LOT WIDTH: 111'-0"
RETRACED:
FRONT: 40'-0"
REDUCED FRONT: 35'-0"
REAR: 30'-0"
SIDE: 10'-0"
POOL/GARAGE (ALLEY): 15'-0"

- NOTES:
1. UPDATED SURVEY NEEDED.
2. LOT SIZE GATHERED FROM LOCAL PROPERTY APPRAISER
3. LOT DATA GATHERED FROM LOCAL PLAT/CODE.

LOT COVERAGE CALCULATIONS - CITY OF NAPLES

LOT SIZES INCREMENTS OR PORTION (INCREMENT IN SQUARE FEET)	MAXIMUM BUILDING AREA (PERCENTAGE OF LOT AREA)	LOT SIZE IN SQUARE FEET±
LOT SIZE		20,473
FIRST 5,000	48	2,400
NEXT 5,000	35	1,750
NEXT 10,000	24	2,400
NEXT 473	20	95
TOTAL LOT COVERAGE ALLOWED PER CODE±		6,645



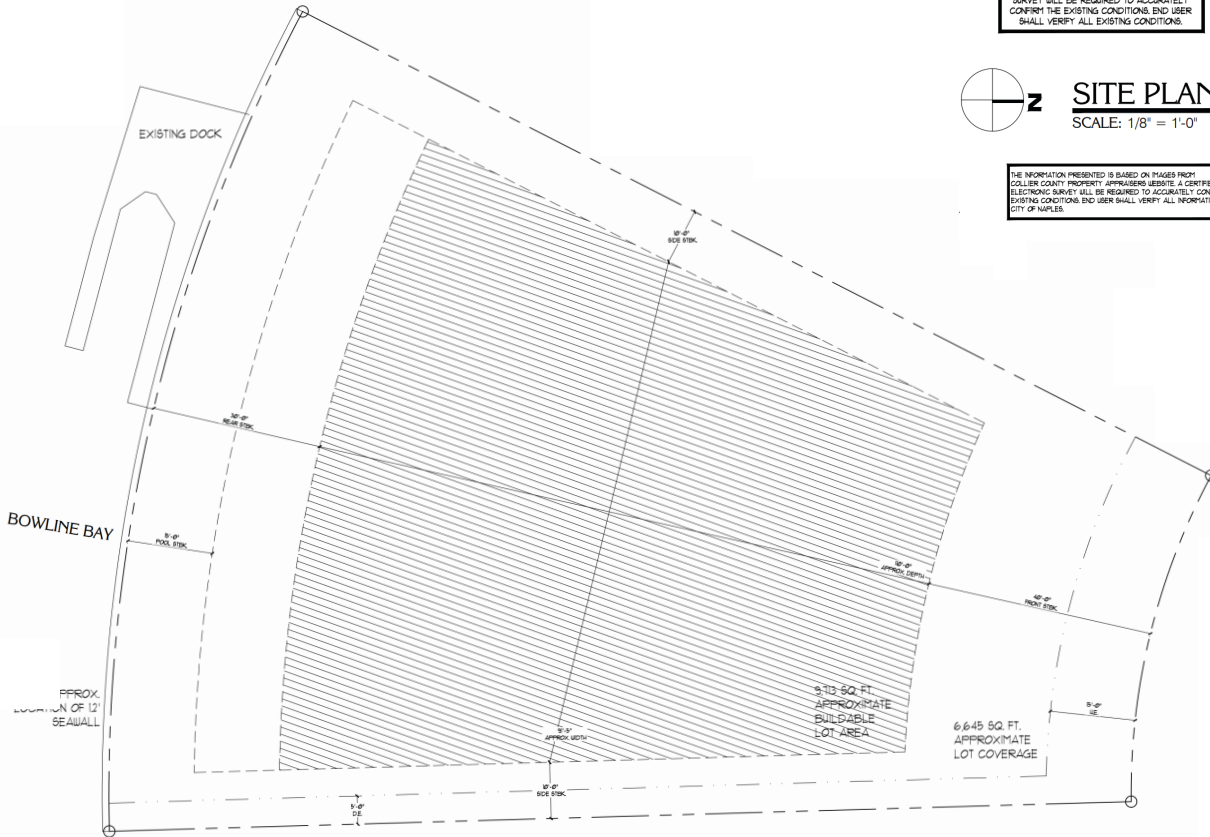
AERIAL VIEW
SCALE: NOT TO SCALE

THE INFORMATION PRESENTED IS BASED ON IMAGES FROM THE COLLIER COUNTY PROPERTY APPRAISERS WEBSITE. A CERTIFIED ELECTRONIC SURVEY WILL BE REQUIRED TO ACCURATELY CONFIRM THE EXISTING CONDITIONS. END USER SHALL VERIFY ALL EXISTING CONDITIONS.



SITE PLAN
SCALE: 1/8" = 1'-0"

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Revisions	Date

ALL DATA SHOWN HEREON IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE USER SHALL VERIFY ALL INFORMATION WITH THE CITY OF NAPLES. THE USER SHALL VERIFY ALL INFORMATION WITH THE CITY OF NAPLES. THE USER SHALL VERIFY ALL INFORMATION WITH THE CITY OF NAPLES.

SITE STUDY

350 BOWLINE BEND
NAPLES, FLORIDA
MOORINGS
CITY OF NAPLES

STOFFT COONEY
ARCHITECTS
distinctive inspirational architecture

Scale:	AS NOTED
Job No.	..
Date:	5/5/26 H&R
Sheets:	- of -



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350

BOWLINE BEND

MOORINGS - NAPLES

DETAILS

LOT SIZE	.47 Acres
LOT FRONTAGE	60 sq ft
LOT LEFT	183 sq ft
LOT BACK	152 sq ft
LOT RIGHT	180 sq ft

With over 150 feet of waterfrontage overlooking the tranquil waters of Moorings Bay, the property offers an extraordinary canvas for creating a private coastal retreat tailored to your lifestyle. Expansive outdoor living possibilities, stunning water views, and the serenity of the bay combine to deliver the quintessential Naples waterfront experience.