



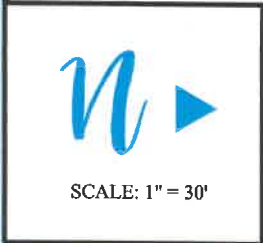
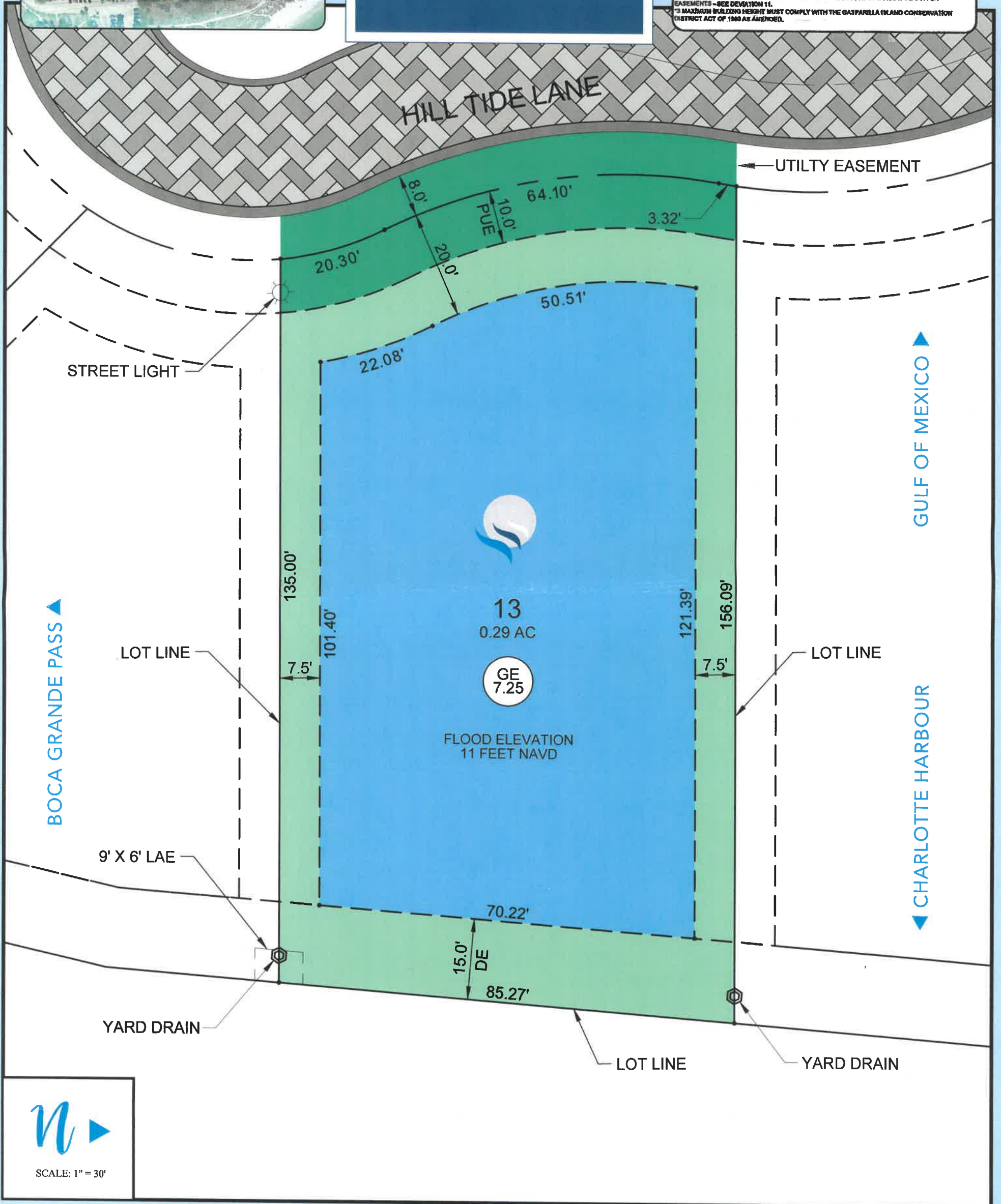
HILLTIDE

ESTATES

Lot 13 Detail

DEVELOPMENT STANDARDS	
MINIMUM LOT AREAS AND DIMENSIONS	RESIDENTIAL SINGLE-FAMILY DETACHED
LOT SIZE	7,600 SQUARE FEET
LOT WIDTH	60 FEET *1
LOT DEPTH	126 FEET *1
MINIMUM SETBACKS	
STREET	20 FEET (PRIVATE ROAD) / 10 FEET FOR SIDE-LOADED GARAGES
SECONDARY FRONT	10 FEET (CORNER LOTS ONLY)
SIDE	7.5 FEET
REAR	10 FEET
ACCESSORY	*2
RPD PERIMETER SETBACK	25 FEET FOR PRINCIPAL STRUCTURES / 15 FEET FOR ACCESSORY SETBACKS
MAXIMUM LOT COVERAGE	60 PERCENT
BUILDING HEIGHT	38 FEET - AS MEASURED FROM AVERAGE GRADE OF LOT / 42 FEET - AS MEASURED FROM 0' NAVD/MEAN SEA LEVEL *3

*1 LESSER DIMENSIONS ARE PERMITTED FOR "FLAG" LOTS IN ACCORDANCE WITH DEVIATION 8. IN NO CASE SHALL THE LOT STREET FRONTAGE BE LESS THAN 20 FEET.
 *2 PER THE LDC, EXCEPT REAR SETBACKS OF 0' WHERE LOTS ABUT LANDSCAPE BUFFER EASEMENTS - SEE DEVIATION 11.
 *3 MAXIMUM BUILDING HEIGHT MUST COMPLY WITH THE GASPARILLA ISLAND CONSERVATION DISTRICT ACT OF 1988 AS AMENDED.



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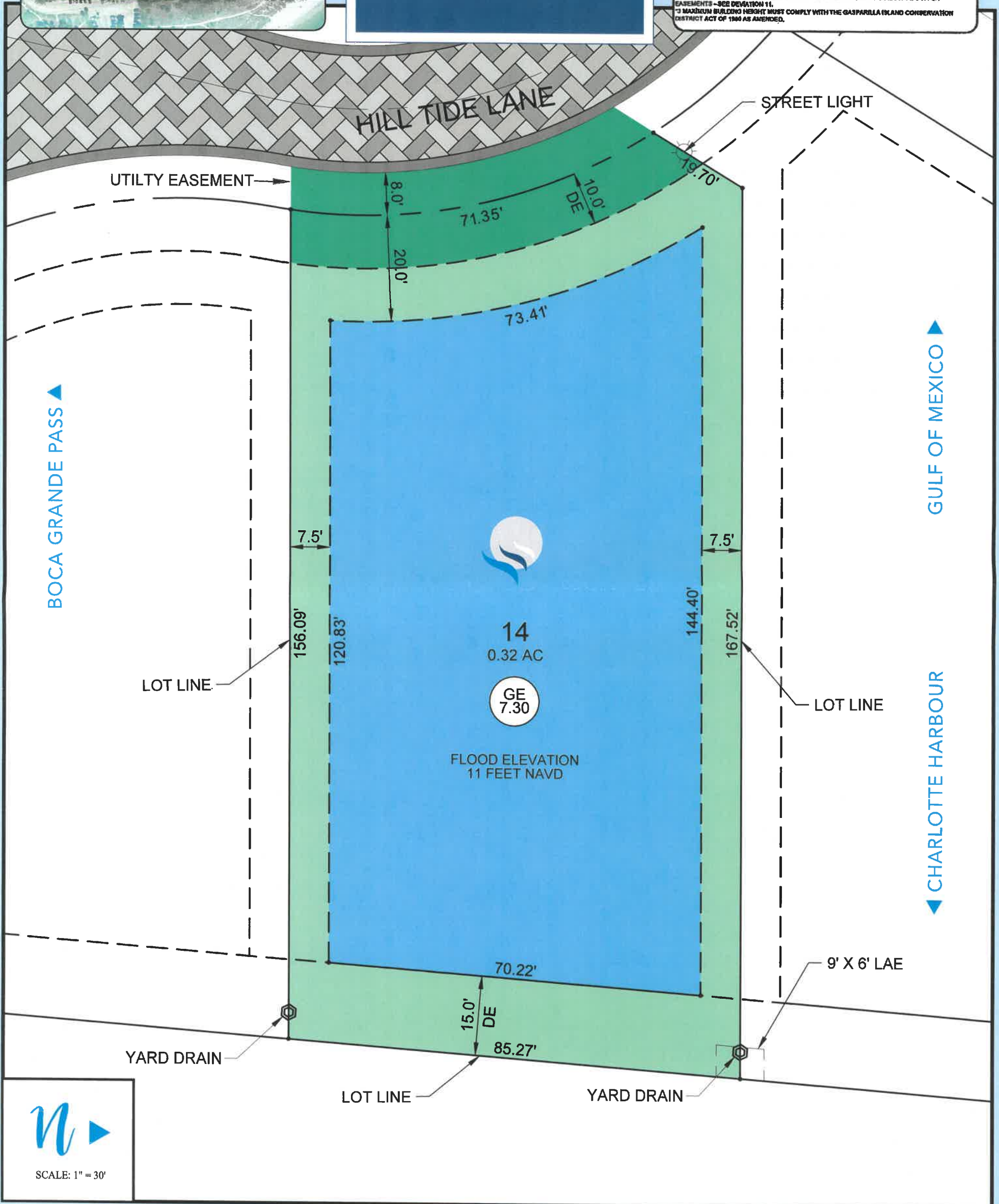
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HILLTIDE ESTATES

Lot 14 Detail

DEVELOPMENT STANDARDS	
MINIMUM LOT AREAS AND DIMENSIONS	RESIDENTIAL SINGLE-FAMILY DETACHED
LOT SIZE	7,500 SQUARE FEET
LOT WIDTH	60 FEET *1
LOT DEPTH	125 FEET *1
MINIMUM SETBACKS	
STREET	20 FEET (PRIVATE ROAD) / 10 FEET FOR SIDE-LOADED GARAGES
SECONDARY FRONT	10 FEET (CORNER LOTS ONLY)
SIDE	7.5 FEET
REAR	10 FEET
ACCESSORY	*2
RPD PERIMETER SETBACK	25 FEET FOR PRINCIPAL STRUCTURES / 15 FEET FOR ACCESSORY SETBACKS
MAXIMUM LOT COVERAGE	60 PERCENT
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*3 MAXIMUM BUILDING HEIGHT MUST COMPLY WITH THE GASPARILLA ISLAND CONSERVATION DISTRICT ACT OF 1994 AS AMENDED.	



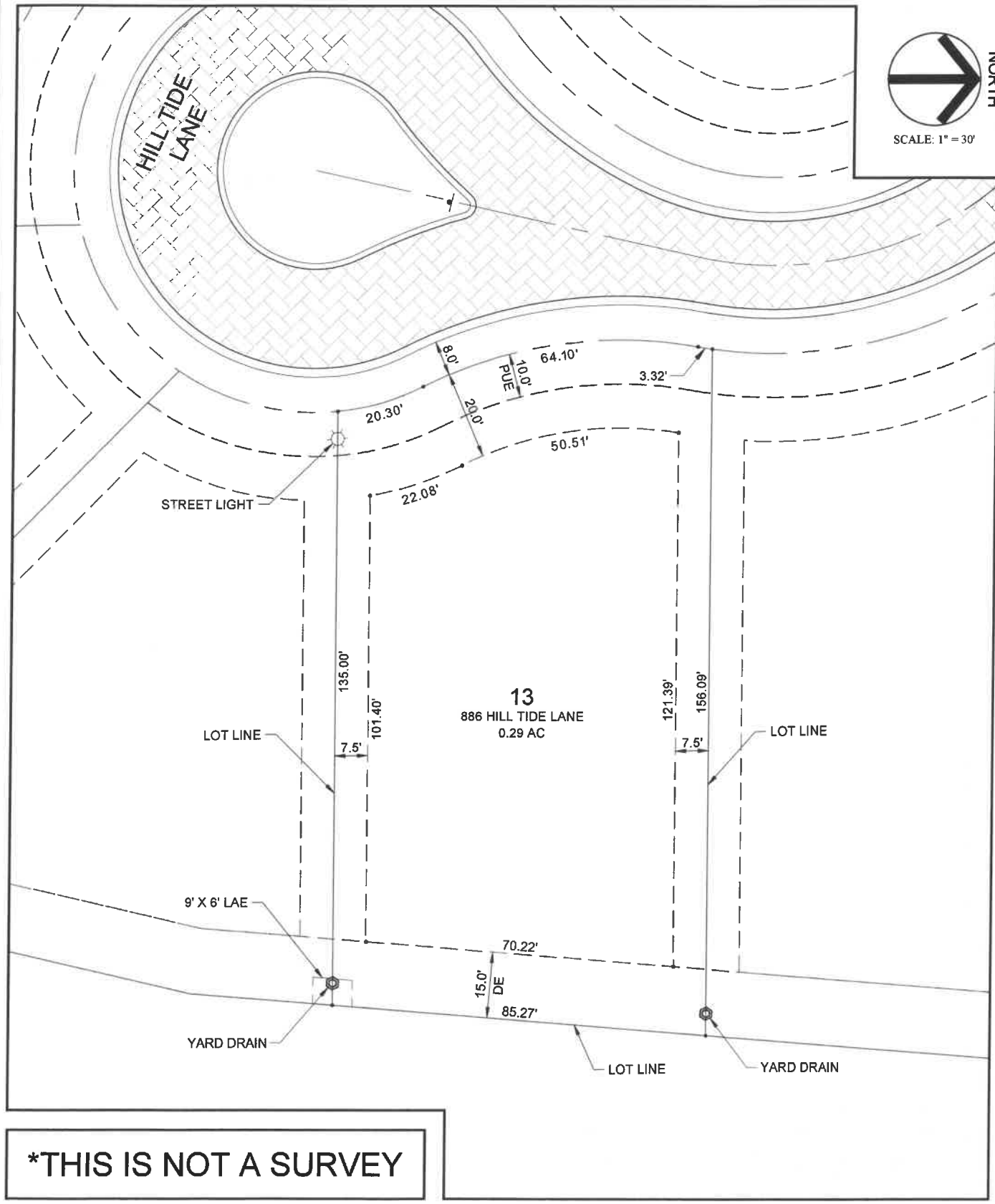
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SCALE: 1" = 30'

HILL TIDE LANE



13
886 HILL TIDE LANE
0.29 AC

STREET LIGHT

LOT LINE

LOT LINE

9' X 6' LAE

YARD DRAIN

LOT LINE

YARD DRAIN

***THIS IS NOT A SURVEY**

HILL TIDE ESTATES

LOT 13 DETAIL



PREPARED FOR:

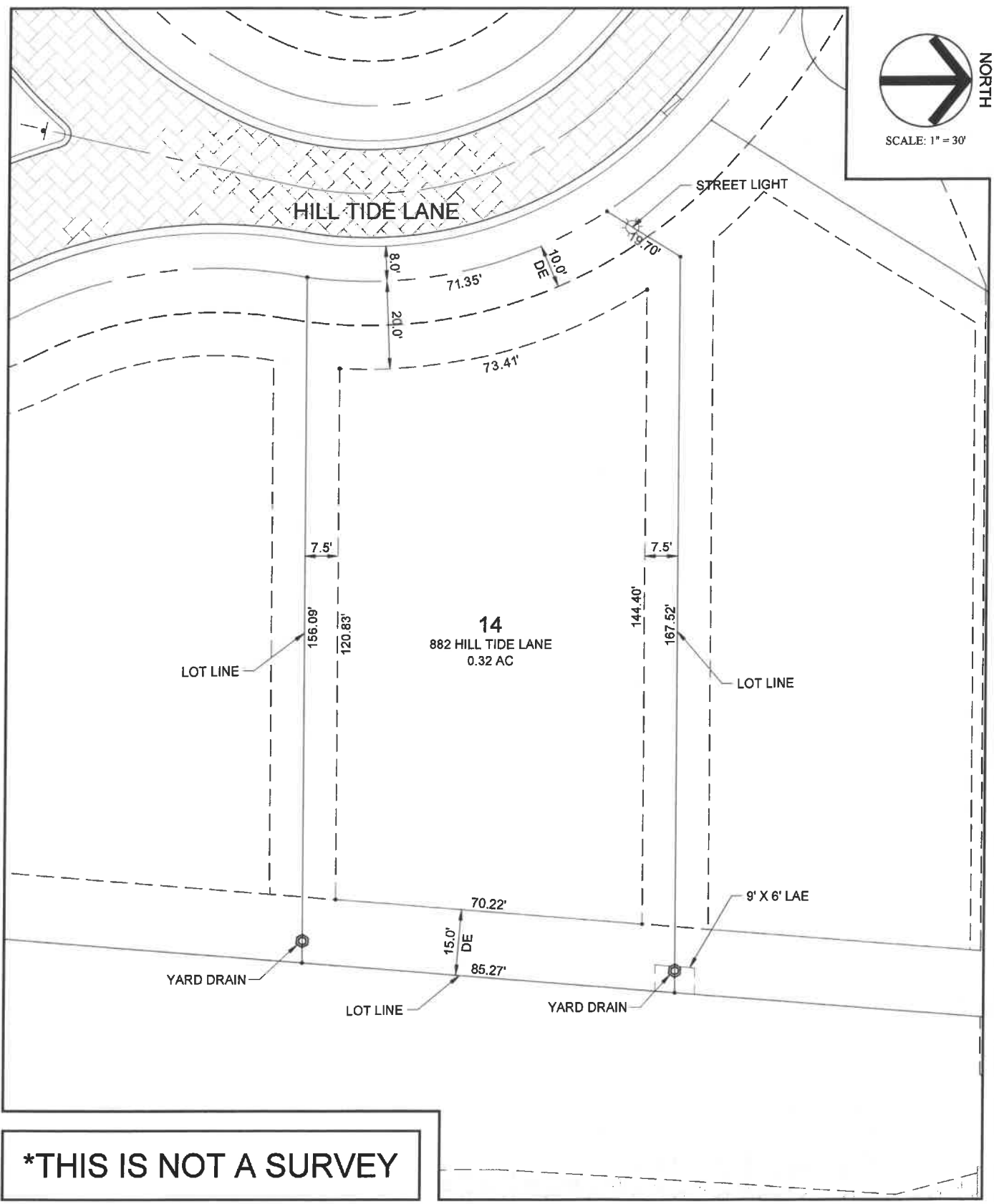
BOCA PASS PARTNERS LLC

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SHEET: 1 OF 1



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HILL TIDE ESTATES

LOT 14 DETAIL

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