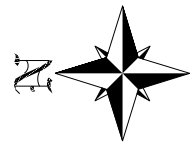
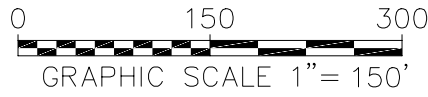


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LEGEND

- PRESERVED INDIGENOUS WETLAND (2.65 AC.)
- ENHANCED INDIGENOUS WETLAND (5.74 AC.)
- CREATED INDIGENOUS WETLAND (2.08 AC.)
- FILTER MARSH (0.08 AC.)
- TREE AND SHRUBS COUNTING AREA FOR MITIGATION PLANTINGS (7.82 AC.)
- POTENTIAL ADDITIONAL TREE AND SHRUB PLANTING AREA SEE INDIGENOUS MANAGEMENT PLAN FOR PLANTING AREA DETAIL
- REQUESTED DEVIATION
- CONCEPTUAL INGRESS/EGRESS LOCATION

SITE DATA

TOTAL SITE AREA: 26.77 ACRES
R.O.W. AND BUFFER TRACT: 1.98 ACRES
PROPOSED LAKE AREA: 1.34 ACRES
PRESERVE AREAS: 10.55 ACRES
COMMERCIAL FLOOR AREA: 89,600 SF.¹
SELF STORAGE (PARCEL 3): 60,000 SF.
MAXIMUM BUILDING HEIGHT: 35 FEET²

¹ 59,600 S.F. FOR GROCERY AND RETAIL TRACTS
30,000 S.F. FOR OUTPARCELS 1 & 2.

² SELF STORAGE USE ON PARCEL 3 MAXIMUM HEIGHT 38 FEET ABOVE AVERAGE GRADE OR 45 FEET ABOVE MEAN SEA LEVEL, WHICHEVER IS LOWER.

OPEN SPACE REQUIRED
26.77 ACRES X 30% = 8.03 ACRES

OPEN SPACE PROVIDED
OUTPARCELS (10%) 0.36 ACRES
SHOPPING CENTER 12.93 ACRES
TOTAL 13.29 ACRES

INDIGENOUS VEGETATION REQUIRED
8.03 ACRES X 50% = 4.02 ACRES

INDIGENOUS VEGETATION PROVIDED
SHALLOW FILTER MARSH 0.08 ACRES
ENHANCED INDIGENOUS WETLAND 5.74 ACRES
CREATED INDIGENOUS WETLAND 2.08 ACRES
PRESERVE INDIGENOUS WETLAND 2.65 ACRES
TOTAL 10.55 ACRES

NOTES:

- INGRESS AND EGRESS FOR OUTPARCELS IS DEPICTED FOR CONCEPTUAL PURPOSES ONLY. THE EXACT LOCATION OF THE OUTPARCEL ACCESS POINTS WILL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 10-285 DURING THE DEVELOPMENT ORDER PROCESS.
- INTERNAL BUFFERING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 10-416 (D)3.
- NO PERIMETER BUFFERING IS PROPOSED WHERE THE PRESERVE AREA ABUTS THE ADJACENT PROPERTIES TO THE NORTH AND EAST.
- ADDITIONAL BUFFERING FOR OUTPARCELS WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTIONS 34-1352 AND 34-1353, IF APPLICABLE.
- PARKING FOR THE OUTPARCELS WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LDC SECTION 33-1083(G).
- THE PROPOSED DEVELOPMENT WILL PROVIDE THE REQUIRED FACILITIES FOR SOLID WASTE/RECYCLING STORAGE AND PICK UP IN COMPLIANCE WITH LDC SECTION 10-261.

PREPARED FOR:

LAKE JEFFERSON, LLC

3050 NORTH HORSESHOE DRIVE, SUITE 105
NAPLES, FL. 34104

NO.	DATE	REVISION DESCRIPTION	BY
7	7/14/2022	POST-SUFFICIENCY SUBMITTAL SHOWING EAGLE NEST BUFFER	SEH
6	5/19/2022	DCI 2022-00017 SUFFICIENCY RESPONSE	SEH
5	3/17/2022	UPDATE SF. & PARCEL 3 HEIGHT	SEH
4	4/30/2021	REVISED PER COUNTY COMMENTS	SEH
3	4/1/2021	PACKAGE STORE SEPARATION DEVIATION	SEH
2	3/29/2021	ADD INTERNAL RETAIL TRACT LINES AND SIGN PACKAGE	SEH
1	4/17/2020	SUFFICIENCY RESPONSE	SEH

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WWW.BANKSENG.COM

MASTER CONCEPT PLAN
CALUSA CAY - CPD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
4/20/2020	1585P	MCP	DBA	JLS	SEH	1"=150'	1

