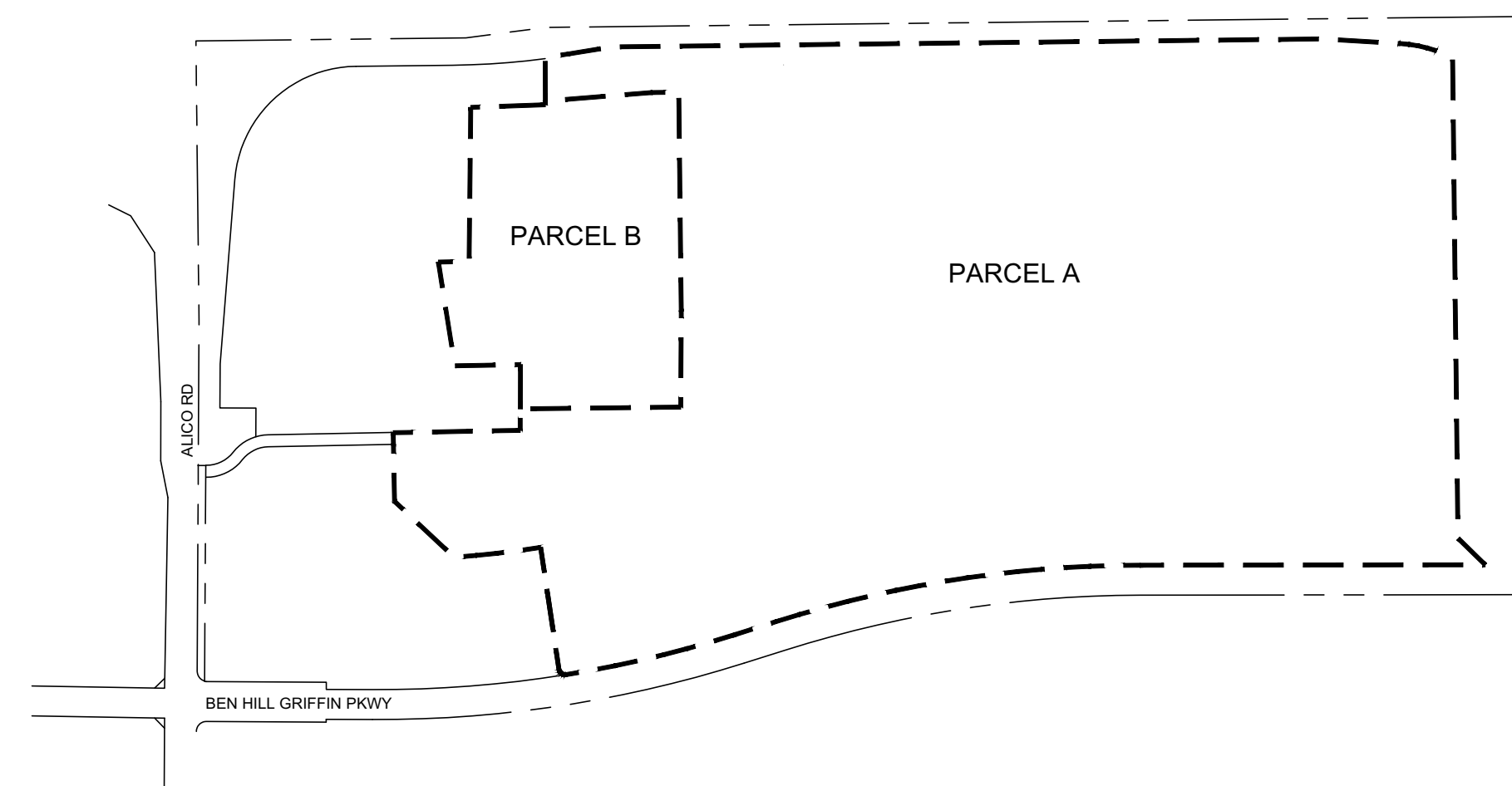




| LAND USE SUMMARY            |                       |            |            |        |
|-----------------------------|-----------------------|------------|------------|--------|
| PROJECT<br>AREAS<br>(ACRES) | LAND USE              | PARCEL 'A' | PARCEL 'B' | TOTAL  |
|                             | INDUSTRIAL/COMMERCIAL | 130.59     | -          | 130.59 |
|                             | PRESERVE              | 83.15      | 4.15       | 87.30  |
|                             | RIGHT-OF-WAY          | 19.08      | -          | 19.08  |
|                             | LAKE                  | 18.60      | 28.19      | 46.79  |
|                             | OTHER OPEN SPACE      | 23.57      | 5.24       | 28.81  |
|                             | TOTAL                 | 274.99     | 37.58      | 312.57 |

Revise table to add  
5.81 acres of  
RESTORATION  
PRESERVE & update  
Parcel B Acreage

DEVIATIONS 1 THROUGH 9 AND 13  
APPLY TO ALL LAKES

DEVIATIONS 10 THROUGH 12 AND 14  
APPLY TO ENTIRE MPD

DEVIATION 16 APPLIES TO ALL INTERNAL RIGHT-OF-WAYS

### LEGEND

- RIGHT-OF-WAY

PROPOSED LAKE

EXISTING LAKE

PRESERVE

DEVIATION LOCATION

CONCEPTUAL SIGN LOCATIONS \*\*

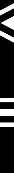
EXISTING INGRESS / EGRESS

\*EXISTING PROJECT ENTRANCES CONSTRUCTED PER MEMORANDUM OF UNDERSTANDING IN OR BOOK 03625 PAGE 4194 AND LEE COUNTY RESOLUTION NO. 16-05-08

\*\* SIGNAGE LOCATIONS ARE SHOWN IN REFERENCE TO DEVIATIONS 10 AND 15 AND DO NOT DEPICT ALL LOCATIONS OF SIGNAGE PERMITTED IN ACCORDANCE WITH CHAPTER 30 OF THE LDC AND APPROVED DEVIATIONS.

**YOUNGQUIST  
TRADE CENTER**  
CLIENT: YBFH REAL ESTATE LLC

# MASTER CONCEPT PLAN



**WALDROP**  
**ENGINEERING**

**CIVIL ENGINEERING &  
LAND DEVELOPMENT CONSULTANTS**

**28100 BONITA GRANDE DRIVE • SUITE 305 BONITA SPRINGS, FL 34135**  
**P: 239-405-7777 F: 239-405-7899 EMAIL: [info@valdrosengineering.com](mailto:info@valdrosengineering.com)**

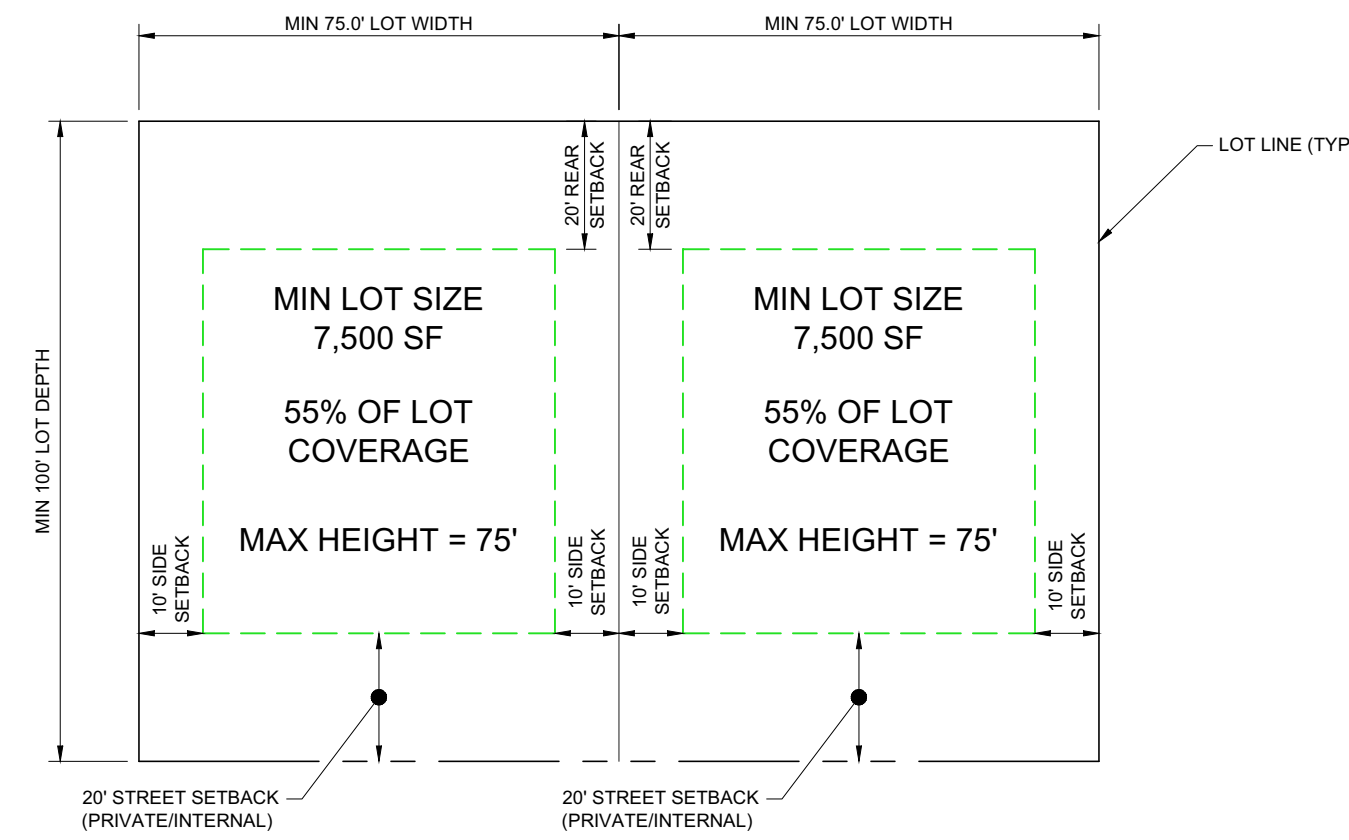
| REVIEW <SUBMITTED BID SET>> XXXXXX |          |                             |  |  |  |
|------------------------------------|----------|-----------------------------|--|--|--|
| PLAN REVISIONS                     |          |                             |  |  |  |
| A.                                 | 02/29/18 | REVISED PER COUNTY COMMENTS |  |  |  |
| B.                                 | 03/05/18 | REVISED PER COUNTY COMMENTS |  |  |  |
| C.                                 | 05/15/18 | REVISED PER COUNTY COMMENTS |  |  |  |
| D.                                 | 07/02/18 | REVISED PER COUNTY COMMENTS |  |  |  |
| E.                                 | 08/22/18 | REVISED PER COUNTY COMMENTS |  |  |  |
| F.                                 | 06/71/19 | REVISED PER HERCOTY COMMENT |  |  |  |
| G.                                 |          |                             |  |  |  |
| H.                                 |          |                             |  |  |  |
| I.                                 |          |                             |  |  |  |
| J.                                 |          |                             |  |  |  |
| K.                                 |          |                             |  |  |  |
| L.                                 |          |                             |  |  |  |
| M.                                 |          |                             |  |  |  |
| N.                                 |          |                             |  |  |  |
| O.                                 |          |                             |  |  |  |
| P.                                 |          |                             |  |  |  |
| Q.                                 |          |                             |  |  |  |
| R.                                 |          |                             |  |  |  |
| S.                                 |          |                             |  |  |  |
| T.                                 |          |                             |  |  |  |
| U.                                 |          |                             |  |  |  |
| V.                                 |          |                             |  |  |  |
| W.                                 |          |                             |  |  |  |
| X.                                 |          |                             |  |  |  |
| Y.                                 |          |                             |  |  |  |
| Z.                                 |          |                             |  |  |  |
| AA.                                |          |                             |  |  |  |
| AB.                                |          |                             |  |  |  |
| AC.                                |          |                             |  |  |  |
| AD.                                |          |                             |  |  |  |
| AE.                                |          |                             |  |  |  |
| AF.                                |          |                             |  |  |  |
| AG.                                |          |                             |  |  |  |
| AH.                                |          |                             |  |  |  |
| AI.                                |          |                             |  |  |  |
| AJ.                                |          |                             |  |  |  |
| AK.                                |          |                             |  |  |  |
| AL.                                |          |                             |  |  |  |
| AM.                                |          |                             |  |  |  |
| AN.                                |          |                             |  |  |  |
| AO.                                |          |                             |  |  |  |
| AP.                                |          |                             |  |  |  |
| AQ.                                |          |                             |  |  |  |
| AR.                                |          |                             |  |  |  |
| AS.                                |          |                             |  |  |  |
| AT.                                |          |                             |  |  |  |
| AU.                                |          |                             |  |  |  |
| AV.                                |          |                             |  |  |  |
| AW.                                |          |                             |  |  |  |
| AX.                                |          |                             |  |  |  |
| AY.                                |          |                             |  |  |  |
| AZ.                                |          |                             |  |  |  |
| BA.                                |          |                             |  |  |  |
| BB.                                |          |                             |  |  |  |
| BC.                                |          |                             |  |  |  |
| BD.                                |          |                             |  |  |  |
| BE.                                |          |                             |  |  |  |
| BF.                                |          |                             |  |  |  |
| BG.                                |          |                             |  |  |  |
| BH.                                |          |                             |  |  |  |
| BI.                                |          |                             |  |  |  |
| BJ.                                |          |                             |  |  |  |
| BK.                                |          |                             |  |  |  |
| BL.                                |          |                             |  |  |  |
| BM.                                |          |                             |  |  |  |
| BN.                                |          |                             |  |  |  |
| BO.                                |          |                             |  |  |  |
| BP.                                |          |                             |  |  |  |
| BQ.                                |          |                             |  |  |  |
| BR.                                |          |                             |  |  |  |
| BS.                                |          |                             |  |  |  |
| BT.                                |          |                             |  |  |  |
| BU.                                |          |                             |  |  |  |
| BV.                                |          |                             |  |  |  |
| BW.                                |          |                             |  |  |  |
| BX.                                |          |                             |  |  |  |
| BY.                                |          |                             |  |  |  |
| BZ.                                |          |                             |  |  |  |
| CA.                                |          |                             |  |  |  |
| CB.                                |          |                             |  |  |  |
| CC.                                |          |                             |  |  |  |
| CD.                                |          |                             |  |  |  |
| CE.                                |          |                             |  |  |  |
| CF.                                |          |                             |  |  |  |
| CG.                                |          |                             |  |  |  |
| CH.                                |          |                             |  |  |  |
| CI.                                |          |                             |  |  |  |
| CJ.                                |          |                             |  |  |  |
| CK.                                |          |                             |  |  |  |
| CL.                                |          |                             |  |  |  |
| CM.                                |          |                             |  |  |  |
| CN.                                |          |                             |  |  |  |
| CO.                                |          |                             |  |  |  |
| CP.                                |          |                             |  |  |  |
| CQ.                                |          |                             |  |  |  |
| CR.                                |          |                             |  |  |  |
| CS.                                |          |                             |  |  |  |
| CT.                                |          |                             |  |  |  |
| CU.                                |          |                             |  |  |  |
| CV.                                |          |                             |  |  |  |
| CW.                                |          |                             |  |  |  |
| CX.                                |          |                             |  |  |  |
| CY.                                |          |                             |  |  |  |
| CZ.                                |          |                             |  |  |  |
| DA.                                |          |                             |  |  |  |
| DB.                                |          |                             |  |  |  |
| DC.                                |          |                             |  |  |  |
| DD.                                |          |                             |  |  |  |
| DE.                                |          |                             |  |  |  |
| DF.                                |          |                             |  |  |  |
| DG.                                |          |                             |  |  |  |
| DH.                                |          |                             |  |  |  |
| DI.                                |          |                             |  |  |  |
| DJ.                                |          |                             |  |  |  |
| DK.                                |          |                             |  |  |  |
| DL.                                |          |                             |  |  |  |
| DM.                                |          |                             |  |  |  |
| DN.                                |          |                             |  |  |  |
| DO.                                |          |                             |  |  |  |
| DP.                                |          |                             |  |  |  |
| DQ.                                |          |                             |  |  |  |
| DR.                                |          |                             |  |  |  |
| DS.                                |          |                             |  |  |  |
| DT.                                |          |                             |  |  |  |
| DU.                                |          |                             |  |  |  |
| DV.                                |          |                             |  |  |  |
| DW.                                |          |                             |  |  |  |

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

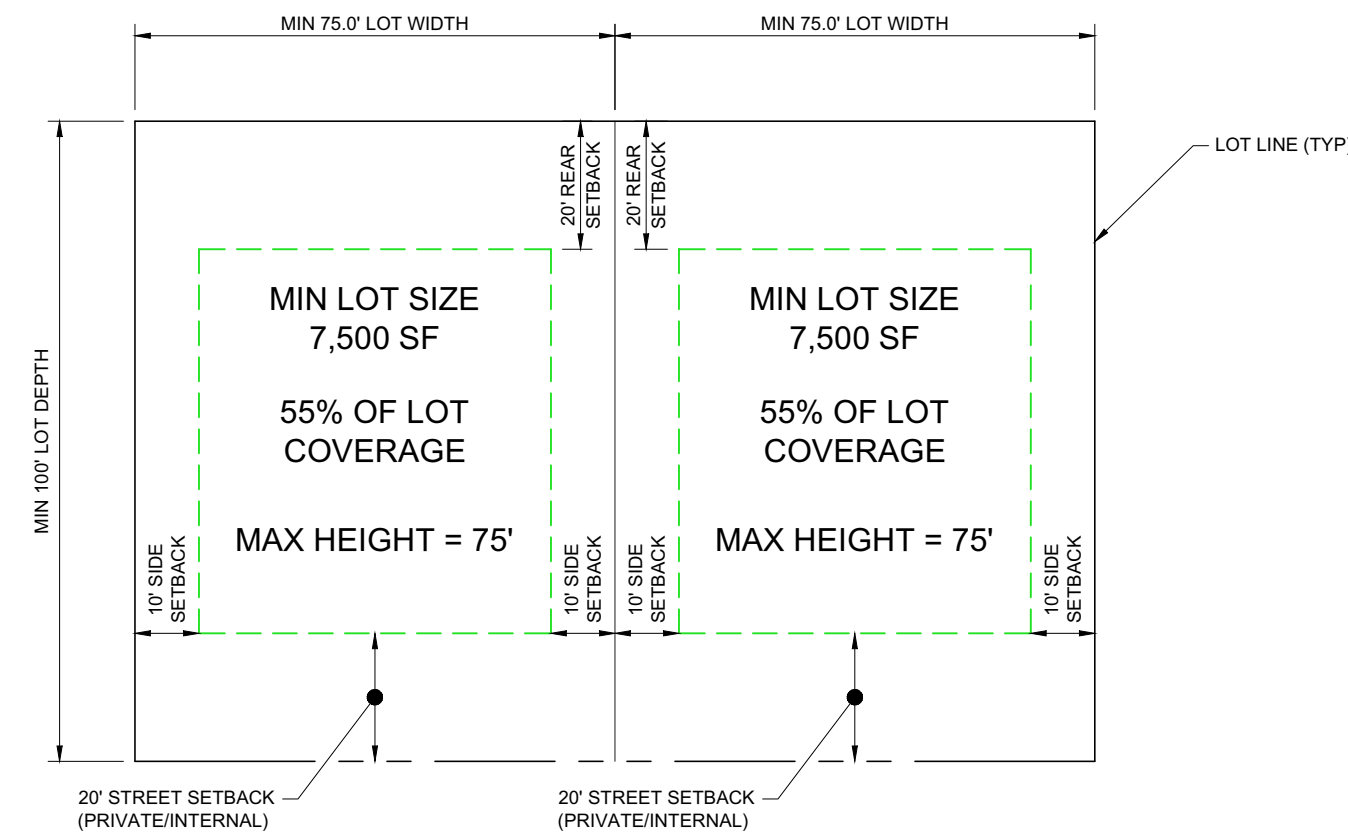
|             |           |
|-------------|-----------|
| SET NUMBER: | 750-01-01 |
|-------------|-----------|

SHEET : 1

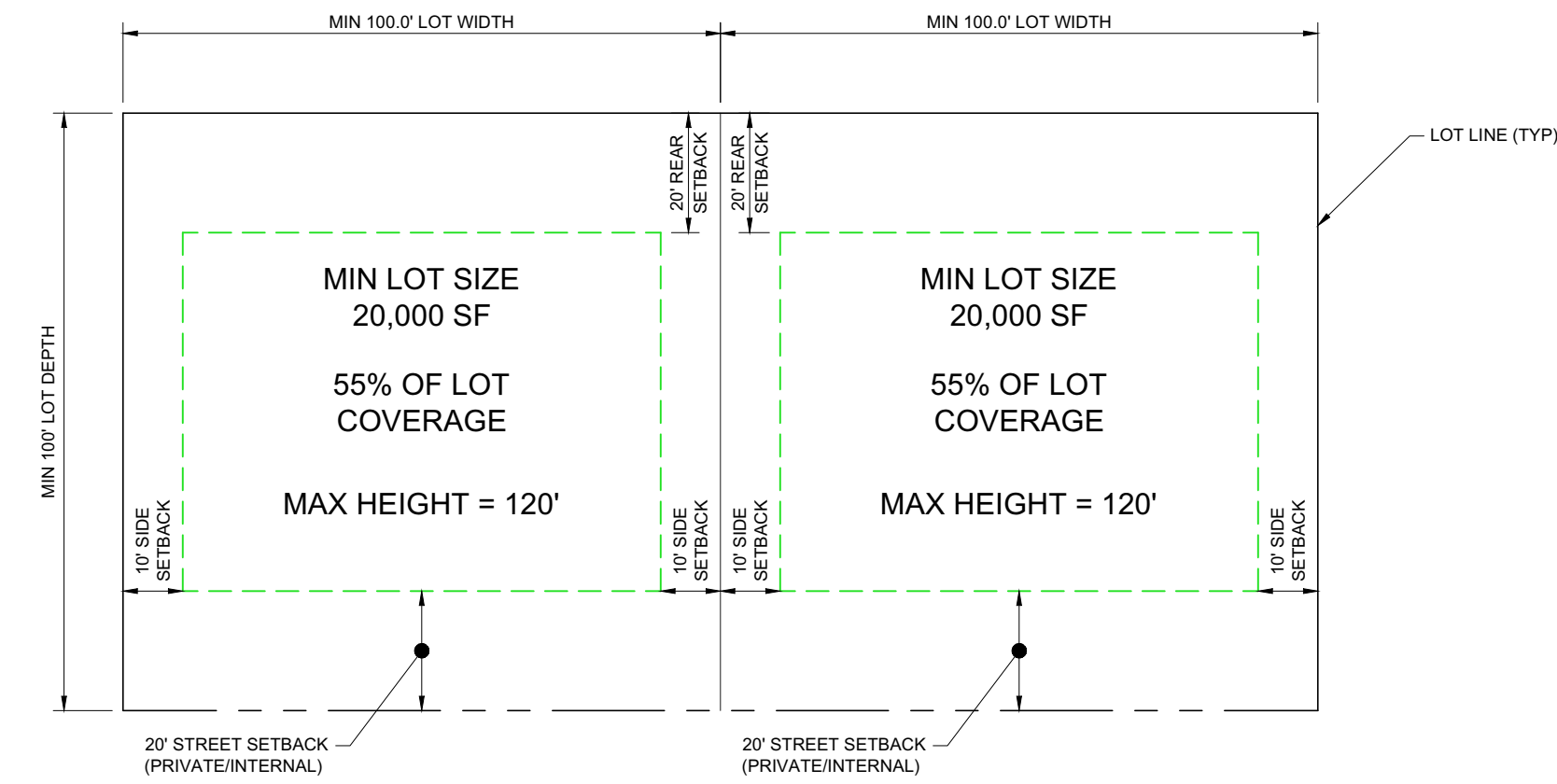
NO CHANGES PROPOSED



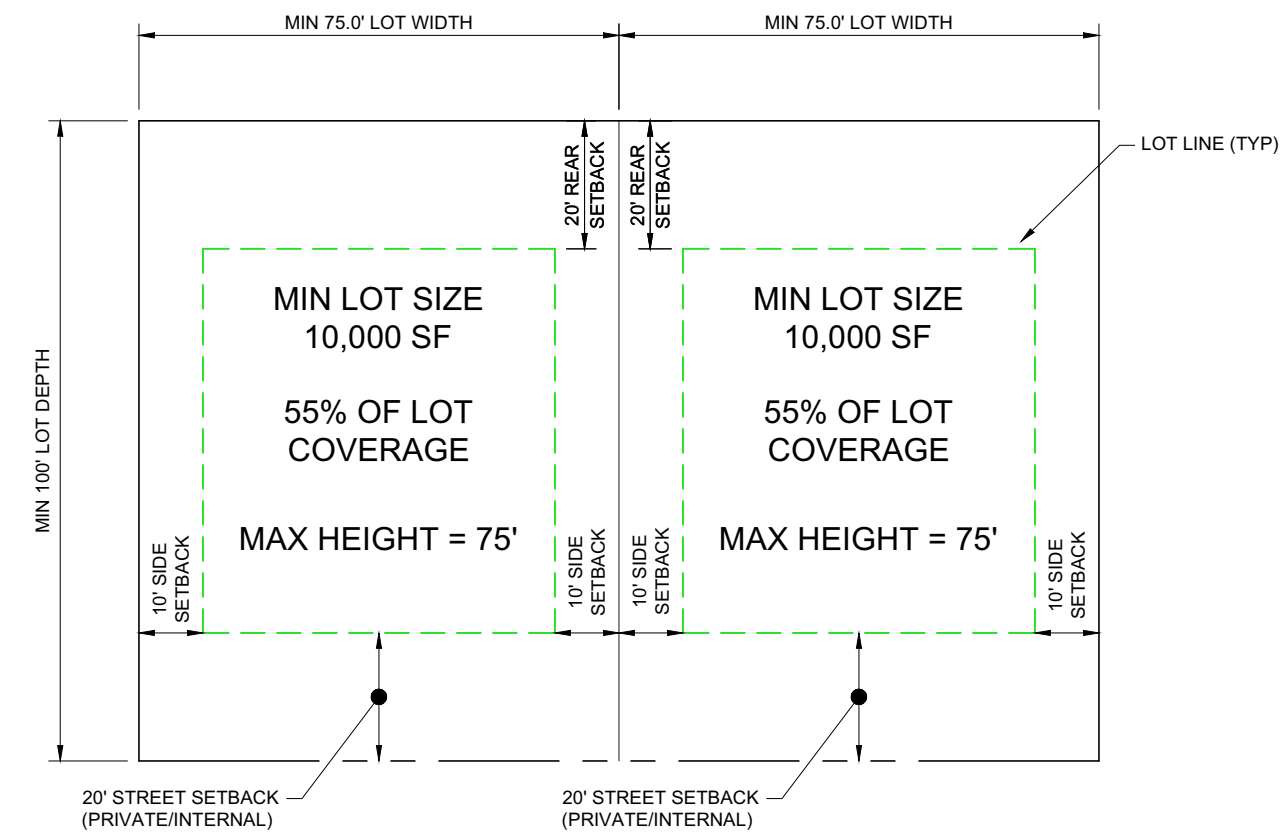
TYPICAL OFFICE LOT DETAIL  
NTS



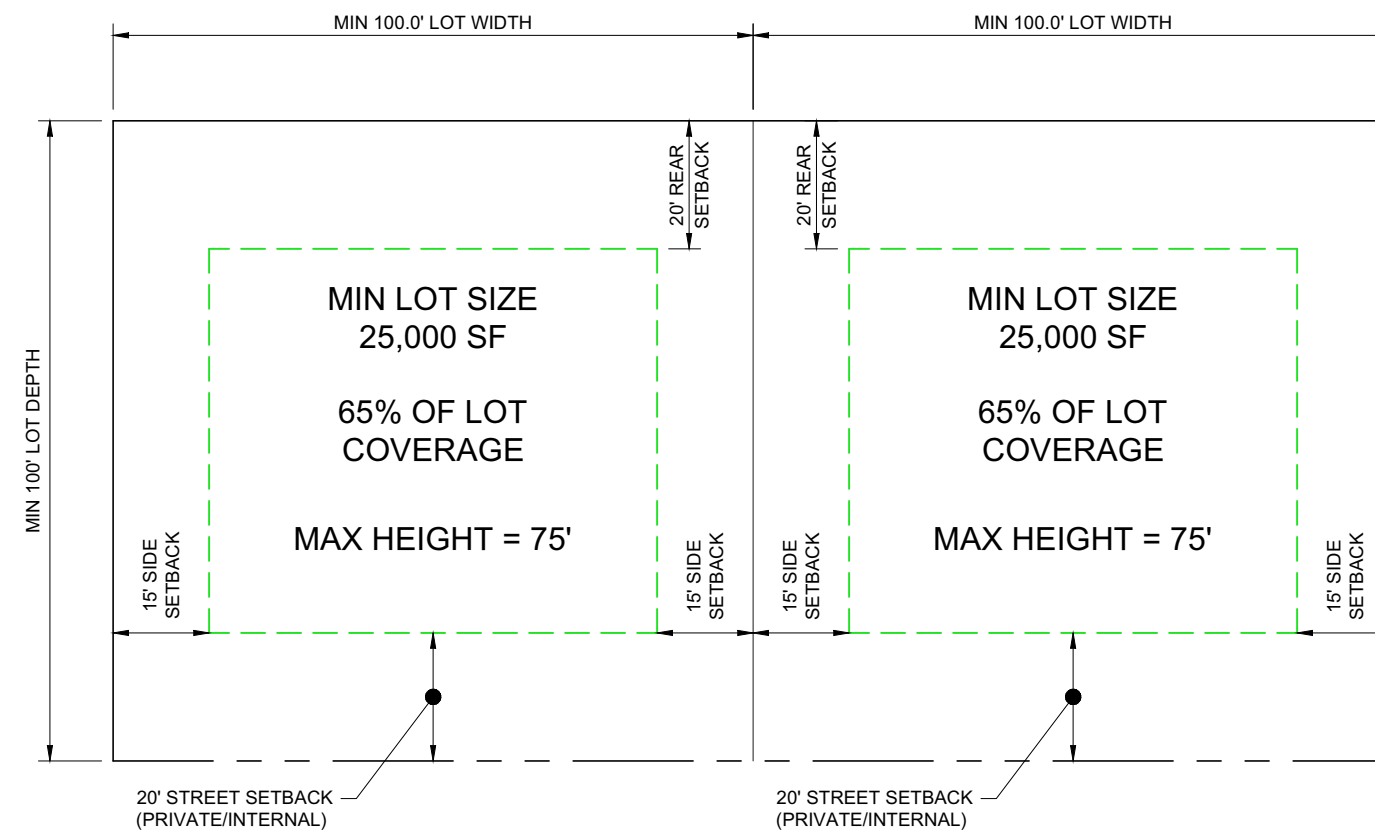
TYPICAL RETAIL LOT DETAIL  
NTS



TYPICAL HOTEL LOT DETAIL  
NTS



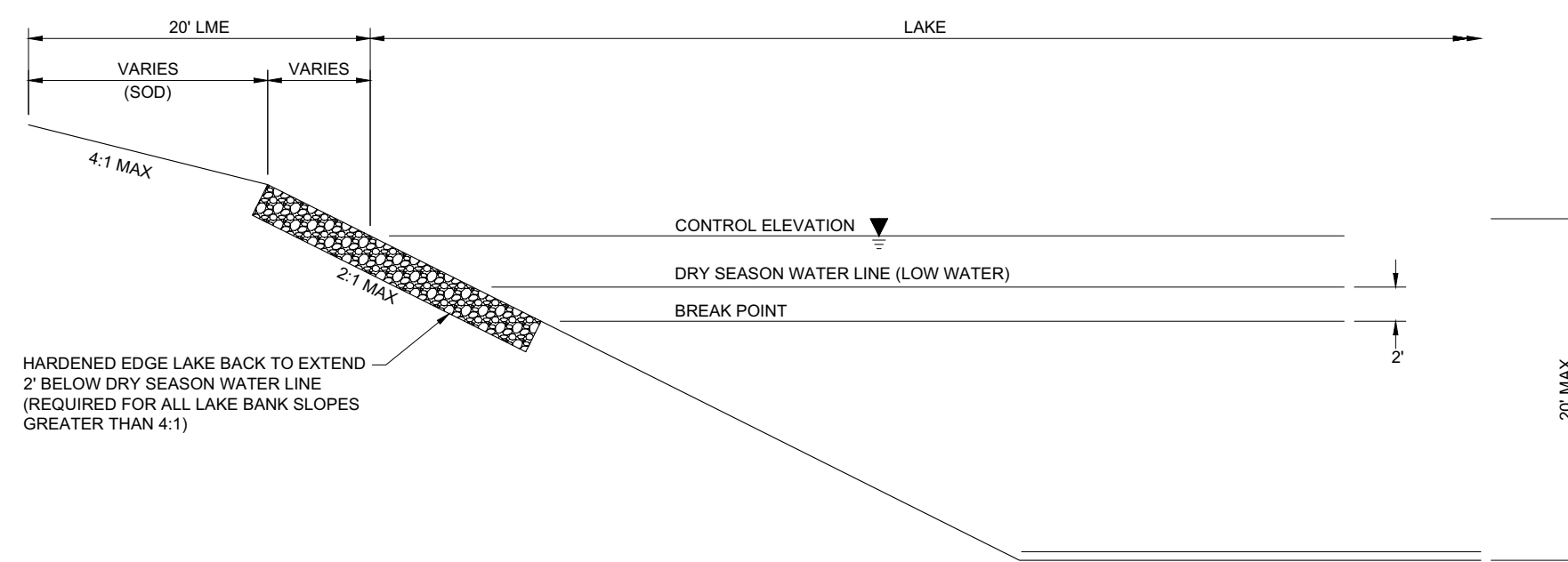
TYPICAL MIXED USE BUILDINGS LOT DETAIL  
NTS



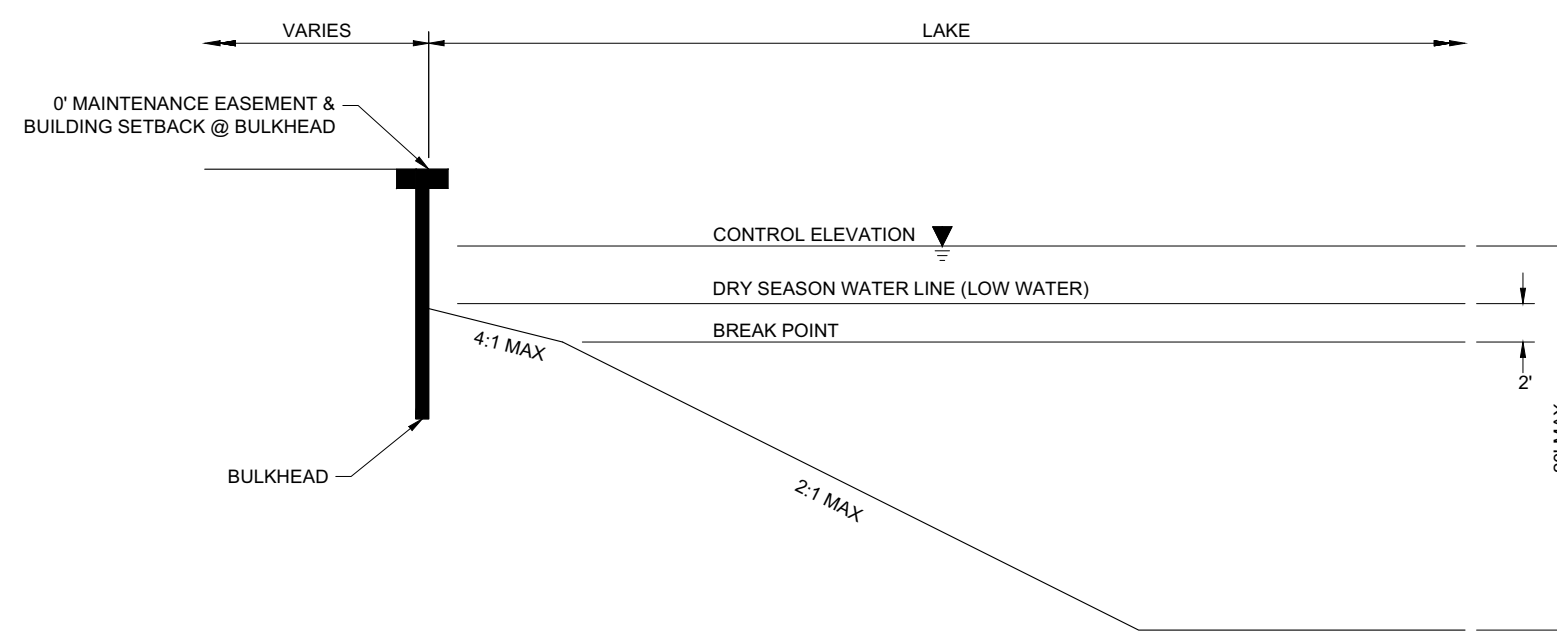
TYPICAL INDUSTRIAL LOT DETAIL  
NTS

**TYPICAL LOT DETAILS NOTES**

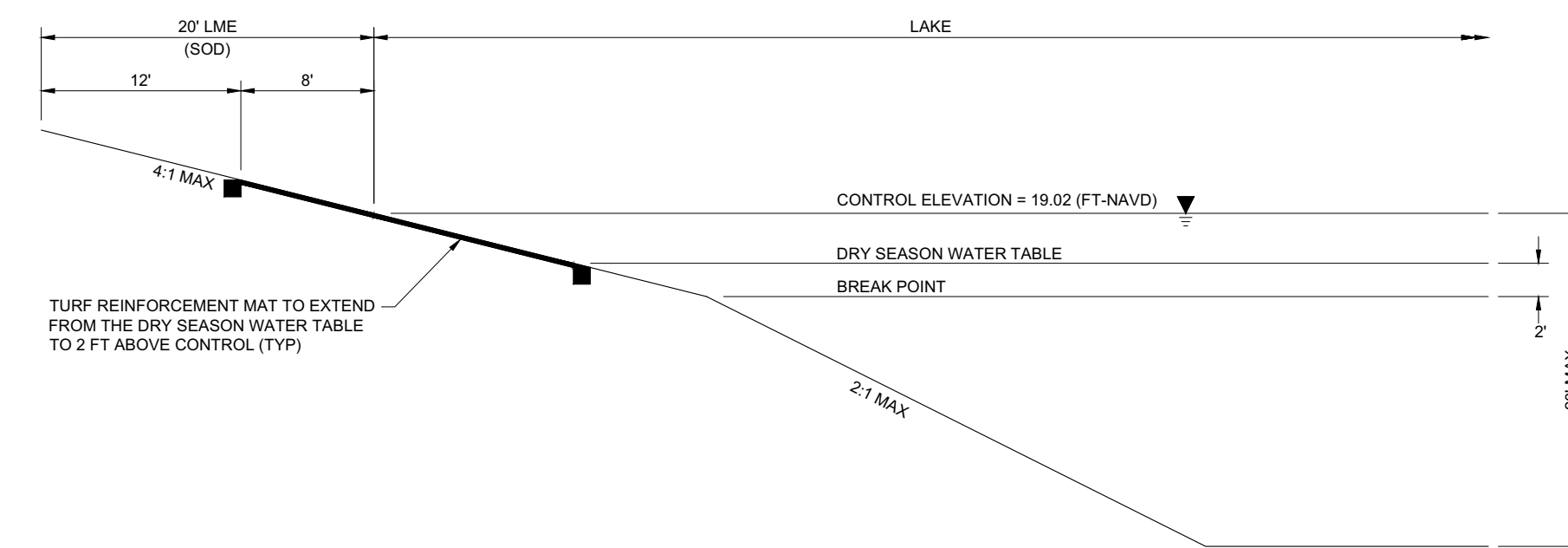
- MIN. STREET SETBACK (BHG PKWY.) = 25' (OFFICE, RETAIL, HOTEL, MIXED USE BUILDING)
- MIN. STREET SETBACK (BHG PKWY.) = 25'/100' (INDUSTRIAL)
- MIN. STREET SETBACK (I-75) = 30'
- MIN. STREET SETBACK (PRIVATE/INTERNAL) = 20'
- WATERBODY = 20'
- PRESERVE = 20'
- MIN. BUILDING SEPARATION = 1/2 SUM OF THE BUILDING HEIGHT, OR 20' WHICHEVER IS GREATER (OFFICE, RETAIL, HOTEL)
- MIN. BUILDING SEPARATION = 1/2 SUM OF THE BUILDING HEIGHT (MIXED USE BUILDINGS, INDUSTRIAL)



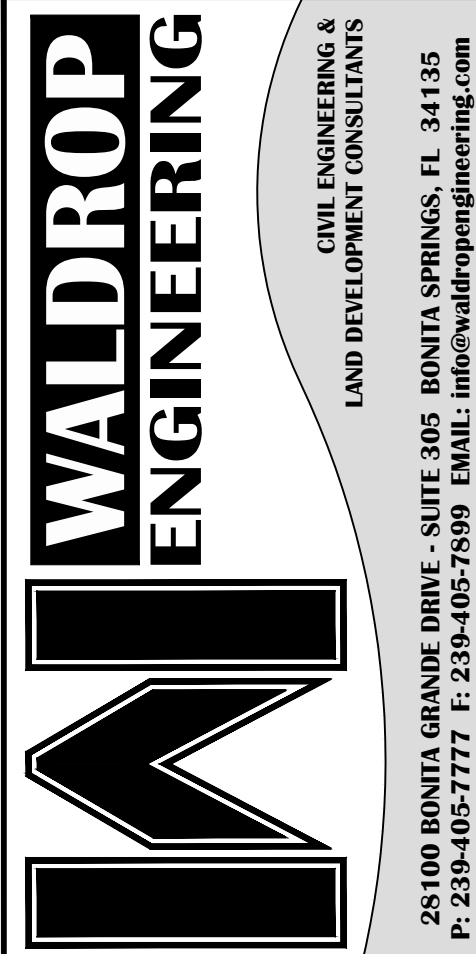
TYPICAL LAKE CROSS-SECTION (HARDENED EDGE)  
NTS



TYPICAL LAKE CROSS-SECTION (BULKHEAD)  
NTS



TYPICAL LAKE CROSS-SECTION (4:1 LAKE BANK SLOPE)  
NTS



**YOUNGQUIST  
TRADE CENTER**  
CLIENT: YBFH REAL ESTATE LLC  
MASTER CONCEPT PLAN

| PLAN REVISIONS |          | REVISED PER COUNTY COMMENTS |
|----------------|----------|-----------------------------|
| 1              | 02/01/18 | REVISED PER COUNTY COMMENTS |
| 2              | 03/01/18 | REVISED PER COUNTY COMMENTS |
| 3              | 06/15/18 | REVISED PER COUNTY COMMENTS |
| 4              | 07/02/18 | REVISED PER COUNTY COMMENTS |
| 5              | 08/22/18 | REVISED PER COUNTY COMMENTS |

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #8836

SET NUMBER: 750-01-01

SHEET: 2