

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:
COMMERCIAL USE AREA A - 61.78 AC x 30% = 18.53 AC
INDUSTRIAL USE AREA B - 36.25 AC x 20% = 7.25 AC
TOTAL = 25.78 AC

PROVIDED INDIGENOUS:

THE INDIGENOUS PRESERVE AND RESTORATION AREAS WILL BE PROVIDED IN TWO PHASES:

COMMERCIAL USE AREA A

FIRST DEVELOPMENT ORDER WITHIN COMMERCIAL USE AREA A WILL PROVIDE THE FOLLOWING:

PRESERVE AREAS 1-8, 10-11, AND 0.17-ACRE PORTION OF PRESERVE AREA 9.

OWNERSHIP AND MAINTENANCE OF PRESERVE AREAS 1-5 NORTH OF LCEC EASEMENT WILL BE THAT OF COMMERCIAL USE AREA A'S PROPERTY OWNERS ASSOCIATION.

OWNERSHIP OF PRESERVE AREAS 6-8, 10-11 AND 0.17-ACRE PORTION OF PRESERVE AREA 9 SOUTH OF LCEC EASEMENT WILL BE THAT OF INDUSTRIAL USE AREA B'S PROPERTY OWNERS ASSOCIATION WITH MAINTENANCE REQUIRED BY COMMERCIAL USE AREA A'S PROPERTY OWNERS ASSOCIATION.

INDUSTRIAL USE AREA B

FIRST DEVELOPMENT ORDER WITHIN INDUSTRIAL USE AREA B WILL PROVIDE THE FOLLOWING:

REMAINING 2.83-ACRE PORTION OF PRESERVE AREA 9 (4.33-ACRES WITH 1.5-ACRE CREDIT) TO COMPLETE THE PRESERVE AREAS.

OWNERSHIP AND MAINTENANCE OF REMAINING 2.83-ACRE PORTION OF PRESERVE AREA 9 WILL BE THAT OF INDUSTRIAL USE AREA B'S PROPERTY OWNERS ASSOCIATION.

INDIGENOUS PRESERVE AREA

PRESERVE #	FLUCCS	AREA
1	4119E3	0.36 AC
4	4159E2	0.91 AC
6	4159E2	0.51 AC
SUB-TOTAL		1.78 AC

UPLAND INDIGENOUS PRESERVE AREA W/ CREDIT

PRESERVE #	FLUCCS	AREA	CREDIT	AREA W/CREDIT
9	4119E1	3.00 AC	150%	4.50 AC
SUB-TOTAL				4.50 AC

INDIGENOUS RESTORATION AREA

PRESERVE #	FLUCCS	AREA
2	4241*	1.24 AC
3	6219E4*	0.53 AC
5	7401*	0.40 AC
7	6259E4*	3.96 AC
8	4159E4	1.08 AC
10	832	0.03 AC
11	8321*	0.08 AC
SUB-TOTAL		7.32 AC

* = WETLANDS

TOTAL INDIGENOUS AREA W/CREDIT 13.60 AC

REQUIRED INDIGENOUS:

50% OF REQUIRED OPEN SPACE
REQUIRED OPEN SPACE: 25.78 AC
25.78 x 50% = 12.89 AC

PROVIDED OPEN SPACE:

LAKE (MAX. 25% OF REQ. OPEN SPACE)	5.88 AC±
DRY DETENTION	0.58 AC±
COMMERCIAL PARCELS (10%)	4.23 AC±
INDUSTRIAL PARCELS (10%)	1.49 AC±
INDIGENOUS PRESERVE AREAS	13.60 AC
TOTAL OPEN SPACE*	MINIMUM 25.78 AC

* EACH DEVELOPMENT PARCEL IS REQUIRED TO PROVIDE A MINIMUM OF 10% OPEN SPACE.

Exhibit H

NOTES:

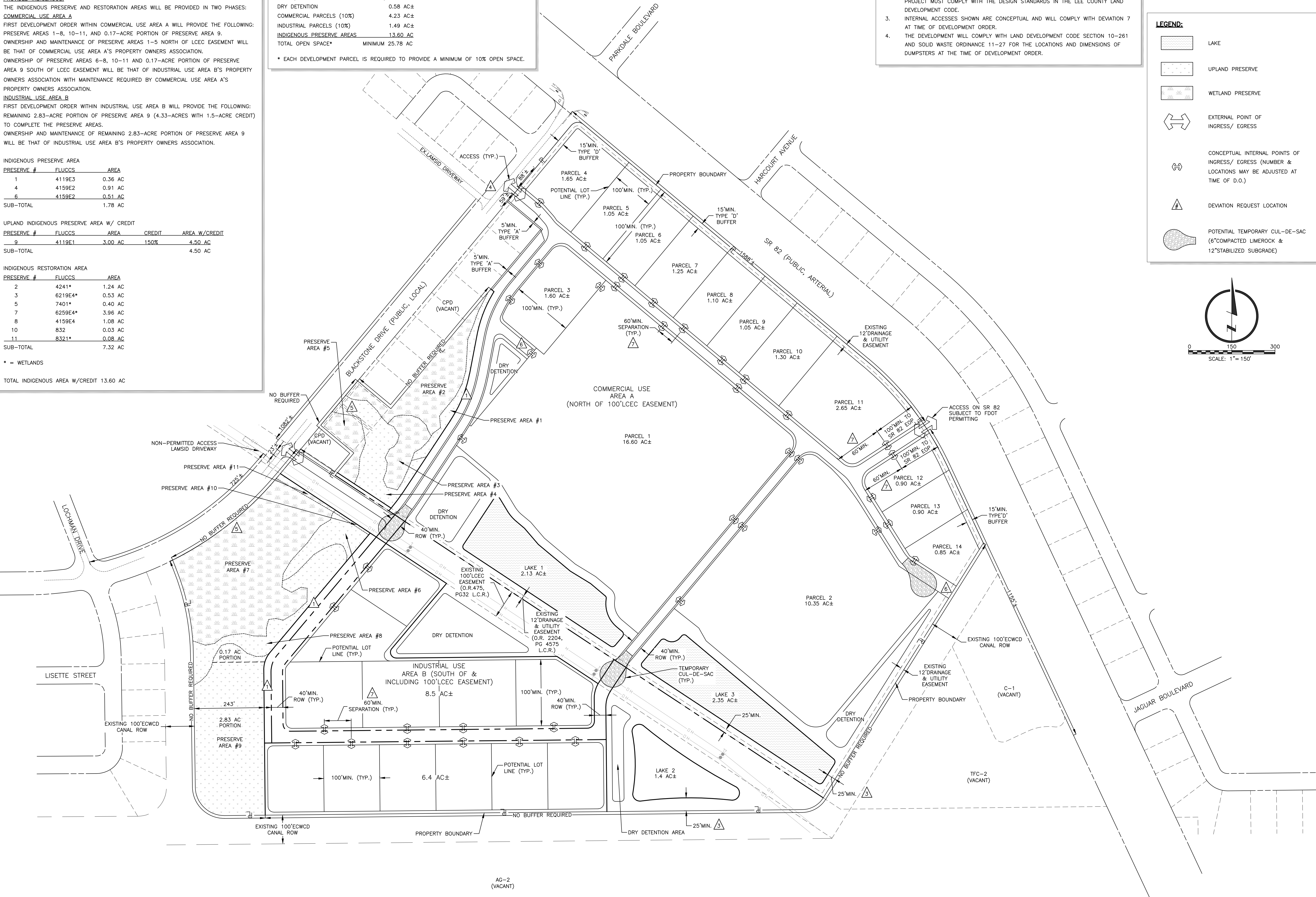
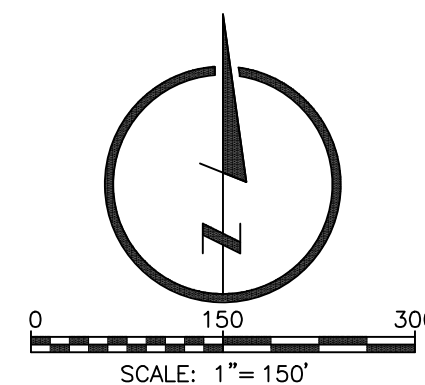
- INDIGENOUS CREDIT: PER LDC 10-415(b)(3)a. A 150% CREDIT WILL BE GIVEN FOR PRESERVES WITH A MINIMUM WIDTH OF 100 FEET AND MINIMUM AREA OF 3 ACRES AND 110% CREDIT WILL BE GIVEN FOR PRESERVES WITH A MINIMUM WIDTH OF 50 FEET AND MINIMUM AREA OF 1/2 ACRE.
- UNLESS ALTERNATIVE DESIGN STANDARDS OR DEVIATIONS ARE APPROVED, THIS PROJECT MUST COMPLY WITH THE DESIGN STANDARDS IN THE LEE COUNTY LAND DEVELOPMENT CODE.
- INTERNAL ACCESSES SHOWN ARE CONCEPTUAL AND WILL COMPLY WITH DEVIATION 7 AT TIME OF DEVELOPMENT ORDER.
- THE DEVELOPMENT WILL COMPLY WITH LAND DEVELOPMENT CODE SECTION 10-261 AND SOLID WASTE ORDINANCE 11-27 FOR THE LOCATIONS AND DIMENSIONS OF DUMPSTERS AT THE TIME OF DEVELOPMENT ORDER.

DEVELOPMENT SCHEDULE:

COMMERCIAL
MAXIMUM 500,000 SF OF COMMERCIAL RETAIL USE
INDUSTRIAL
MAXIMUM 350,000 SF OF INDUSTRIAL USE

LEGEND:

- LAKE
- UPLAND PRESERVE
- WETLAND PRESERVE
- EXTERNAL POINT OF INGRESS/ EGRESS
- CONCEPTUAL INTERNAL POINTS OF INGRESS/ EGRESS (NUMBER & LOCATIONS MAY BE ADJUSTED AT TIME OF D.O.)
- DEVIATION REQUEST LOCATION
- POTENTIAL TEMPORARY CUL-DE-SAC (6"COMPACTED LIMEROCK & 12"STABILIZED SUBGRADE)



MASTER CONCEPT PLAN

BLACKSTONE CORPORATE PARK MPD

LEE COUNTY, FLORIDA

CASTO

PREPARED FOR:

NO.	DATE	REVISION DESCRIPTION	BY
1	01/13/2024	SUFFICIENCY RESPONSE	SEH
2	01/27/2024	SUFFICIENCY RESPONSE	SEH
3	03/19/2024	SUFFICIENCY RESPONSE	SEH
4	06/04/2024	SUFFICIENCY RESPONSE	RJT



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE THAT UTILITIES ARE SHOWN AT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION.

DRAFTED BY: VZ	DESIGNED BY: SEH	REVIEWED BY: DBA
PROJECT NUMBER: 24003608	COMPLETION DATE: 11/15/2024	SURVEY DATUM: NAVD'88
BOOK AND PAGE:		

SHEET