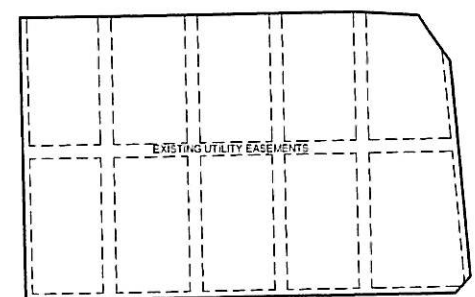


- NOTES:**
1. BUFFERS ALONG LEE BLVD. AND GUNNERY ROAD TO COMPLY WITH LAND DEVELOPMENT CODE SECTION 34-1353(e).
  2. BUFFERS ALONG GERALD AVE N. AND 4TH ST. WEST TO COMPLY WITH LAND DEVELOPMENT CODE 34-1353(e) WITH THE FOLLOWING ENHANCEMENTS: ALL TREES MUST BE CANOPY TYPE TREES (NO PALMS), 16 FEET IN HEIGHT (MINIMUM) 4" CALIPER (MINIMUM) ALL REQUIRED PLANTINGS TO BE 100% NATIVE. A SOLID WALL, BERM OR WALL AND BERM COMBINATION NOT LESS THAN 8' IN HEIGHT SHALL BE PROVIDED ALONG 4TH ST. W. FROM 4TH ST. WEST PROJECT ENTRANCE TO GERALD AVE. INTERSECTION CONTINUING NORTH TO GERALD AVE. PROJECT ENTRANCE.

**OPEN SPACE:**  
 TOTAL AREA=2.43 AC. ±  
 OPEN SPACE REQUIRED: 20% 2.43 (0.20) = 0.49 AC.  
 OPEN SPACE PROVIDED: MIN. 0.49 AC.

- DEVIATIONS:**
- ▲ TO ALLOW OPTION FOR BUILDING TO SERVE AS PORTION OF BUFFER WALL.
  - ▲ LDC SECTION 34-1263(e) AND 34-1264(b)(1) TO ALLOW OFF PREMISES ALCOHOLIC BEVERAGES SALE AND CONSUMPTION ON PREMISES FOR ANY GROUP III RESTAURANT.



EXISTING UTILITIES & DRAINAGE UTILITY EASEMENTS TO BE VACATED AS REQUIRED AT THE TIME OF DEVELOPMENT ORDER.

PREPARED FOR:  
**DISTRESSED CAPITAL II, LLC**  
 SUITE 6  
 8911 DANIELS PARKWAY  
 FORT MYERS, FL 33912  
 PHONE: (239) 694-3300

NO.	DATE	REVISION DESCRIPTION	BY

**BANKS ENGINEERING**  
 Professional Engineers, Planners, & Land Surveyors  
 Serving The State Of Florida

10511 SIX MALE CYPRESS PARKWAY  
 FORT MYERS, FLORIDA 33966  
 PHONE: (239) 939-5490 FAX: (239) 939-2523  
 ENGINEERING LICENSE # EB 6469  
 SURVEY LICENSE # LB 6690  
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ALTERNATE MASTER CONCEPT PLAN							DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
4401 - 4409 LEE BOULEVARD CPD							5/02/2011	2684	2684_MCP	SEH	SDJ	SEH	1"=80'	1
LEHIGH ACRES, LEE COUNTY, FLORIDA														

S:\PROJECTS\2011\2684\2684\_MCP.dwg 11:12 AM STEVE JOHNSON