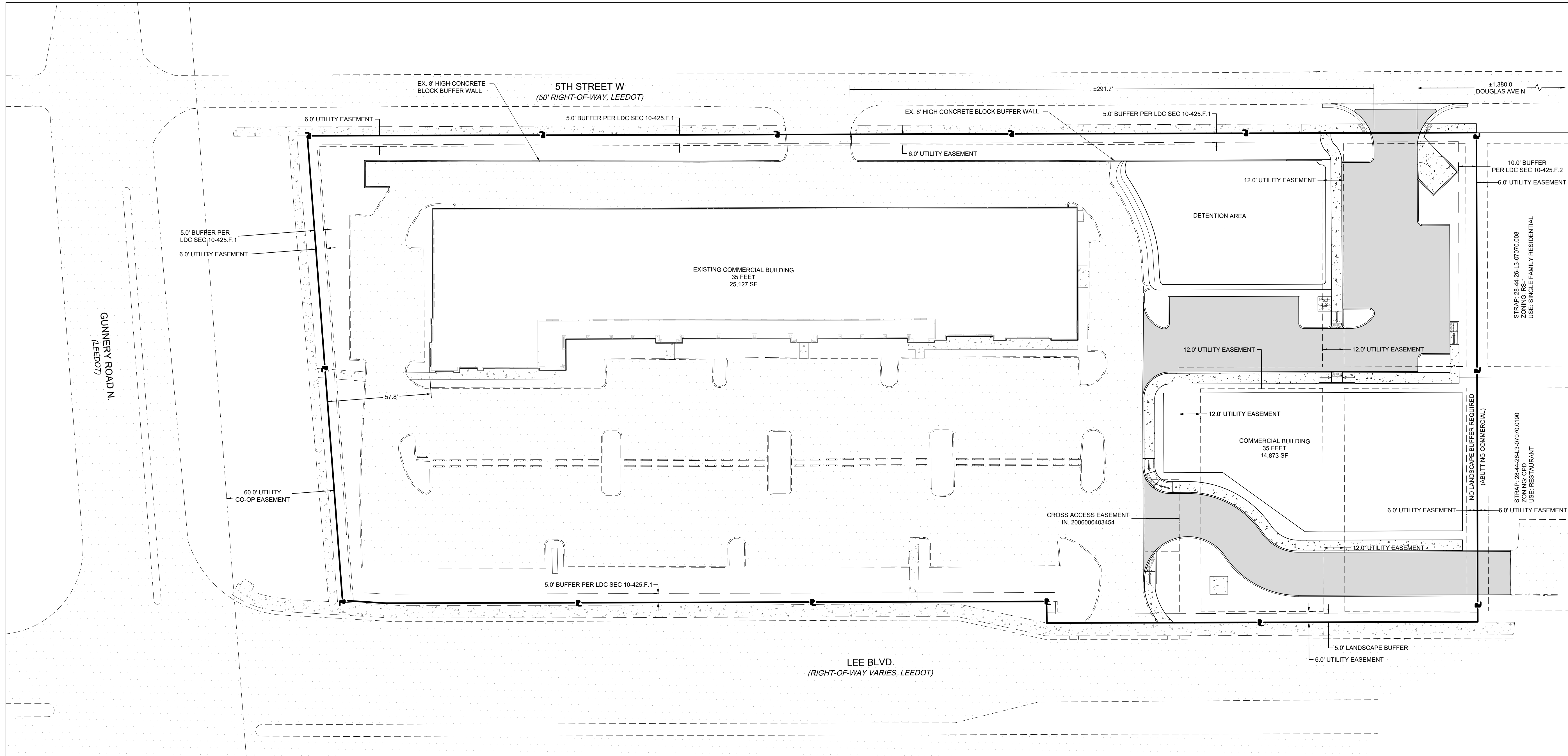
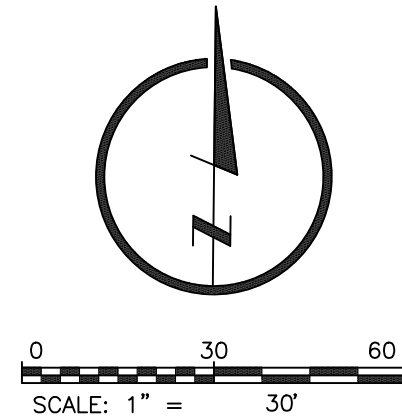


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SEC. 10-425. - OPEN SPACE AND LANDSCAPE REQUIREMENTS IN THE MIXED-USE OVERLAY.

PROPERTIES LOCATED WITHIN THE MIXED-USE OVERLAY AS DELINEATED ON MAP 1-C OF THE LEE PLAN AND DESCRIBED IN OBJECTIVE 11.2 MUST PROVIDE THE FOLLOWING MINIMUM OPEN SPACE AND LANDSCAPE REQUIREMENTS. THE LANDSCAPE REQUIREMENTS FOR SPECIFIC USES IDENTIFIED IN SECTION 10-424 MUST BE PROVIDED.

(A)OPEN SPACE. LARGE DEVELOPMENTS MUST PROVIDE A MINIMUM OF 20 PERCENT OPEN SPACE

(F)BUFFERS. PROJECTS WITHIN THE MIXED-USE OVERLAY MUST PROVIDE THE FOLLOWING BUFFERS:

(1)FIVE-FOOT-WIDE BUFFER ALONG RIGHTS-OF-WAY PLANTED WITH FIVE TREES PER 100 FEET LINEAR FEET. THE REQUIRED BUILDING PERIMETER PLANTING MAY BE USED IN LIEU OF BUFFER IF ADJACENT TO THE RIGHT-OF-WAY.

(2)TEN-FOOT-WIDE BUFFER WITH TYPE B PLANTINGS IS REQUIRED ALONG PROPERTY LINES WHICH ABUT SINGLE-FAMILY RESIDENCES.

(3)BUFFERS ARE NOT REQUIRED ALONG PROPERTY LINES UNLESS SPECIFIED IN SUBSECTION (F)(1) AND (2) OF THIS SECTION.

34-2020  
(E)PARKING REDUCTION WITHIN THE MIXED-USE OVERLAY. THE SINGLE-USE DEVELOPMENT PARKING STANDARD WILL BE MULTIPLIED BY THE FACTORS IN TABLE 34-2020(C) TO PRODUCE THE MINIMUM REQUIRED OFF-STREET PARKING FOR PROPERTIES WITHIN THE MIXED-USE OVERLAY. OFF-STREET PARKING MAY BE PROVIDED ON THE LOT IT SERVES OR WITH AVAILABLE SPACES WITHIN A LOT DESCRIBED IN SECTION 34-2015(1) WITHIN 1,320 FEET OF THE PRIMARY ENTRANCE OF THE BUILDING IT SERVES.

TABLE 34-2020(C). PARKING REDUCTIONS WITHIN THE MIXED-USE OVERLAY

LAND DEVELOPMENT TABLE:		
TOTAL PROJECT AREA:	169,748 SF,	3.90 AC
OPEN SPACE REQUIRED:	20%	
OPEN SPACE PROVIDED:	20%	


MASTER CONCEPT PLAN

D SAM PLAZA (AKA SHOPPES OF LEHIGH)

LEHIGH ACRES, FLORIDA

PREPARED FOR:

NO.	DATE	REVISION	DESCRIPTION	BY



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

Know what's below.  
Call before you dig.

RACHEL TRACEY, P.E.		
LIC. #85322		
DRAFTED BY: RJV	DESIGNED BY: RT	REVIEWED BY: RT
PROJECT NUMBER: 24008021	COMPLETION DATE:	SURVEY DATUM:
BOOK AND PAGE:		
SHEET		
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