ADD2022-00141 Lee County ePlan

Exhibit B

STREET ADDRESS
511 LEE BOULEVARD
LEHIGH ACRES, FL 33936

STRAP NUMBER
32-44-27-11-00054.0030

PROJECT INFORMATION

CURRENT ZONING	= CPD
FUTURE LAND USE	= CENTRAL URBAN
PROPOSED USE	= PUBLIC WAREHOUSE
MIN. LOT AREA	= 2.74 ACRES / 119,185 SF
MAX. HEIGHT	= 35 FEET/3 STORIES
MIN. OPEN SPACE	= 20%

OPEN SPACE REQUIREMENTS

PER LDC SEC. 10-415(A)
SMALL COMMERCIAL DEVELOPMENT = 20%
REQUIRED: 119,185 SF X 20% = 23,837 SF
PROVIDED: 7,691 SF (SOUTH BUFFER) + 18,045 SF (DDA #1)
10,044 SF (DDA #2) = 35,780 SF (30%))

REFUSE AND SOLID WASTE CALCULATIONS

PER SECTION 10-261 LEE COUNTY LAND DEVELOPMENT CODE.
FOR GARBAGE AND RECYCLABLE COLLECTION FOR OFFICE SIZE OF
0-5,000 SF = 60 SF FOR GARBAGE + 24 SF RECYCLABLE IS REQUIRED.

THE PROPOSED BUILDING HAS 1,000 SF. OF OFFICE SPACE

TOTAL REQUIRED = 60 + 24 SF = 84 SF

TOTAL PROVIDED = REQUEST TO USE ROLL OUT TOTES (SEE DEVIATION AND CALCULATION BELOW)

ROLL OUT TOTE CALCULATIONS

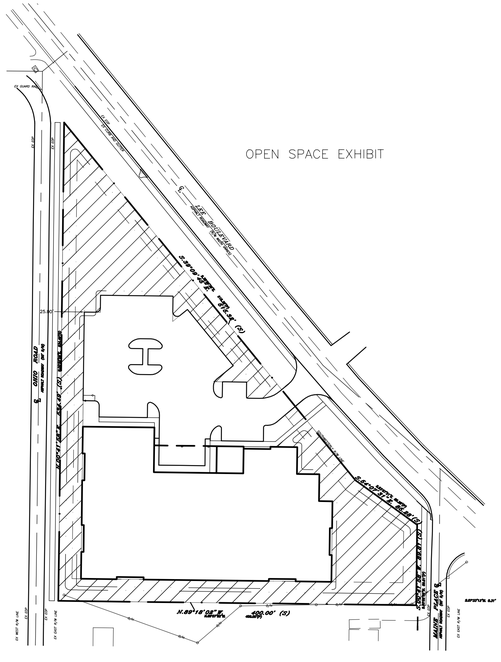
GROSS TOTAL BUILDING AREA = 1,000 SF (OFFICE)

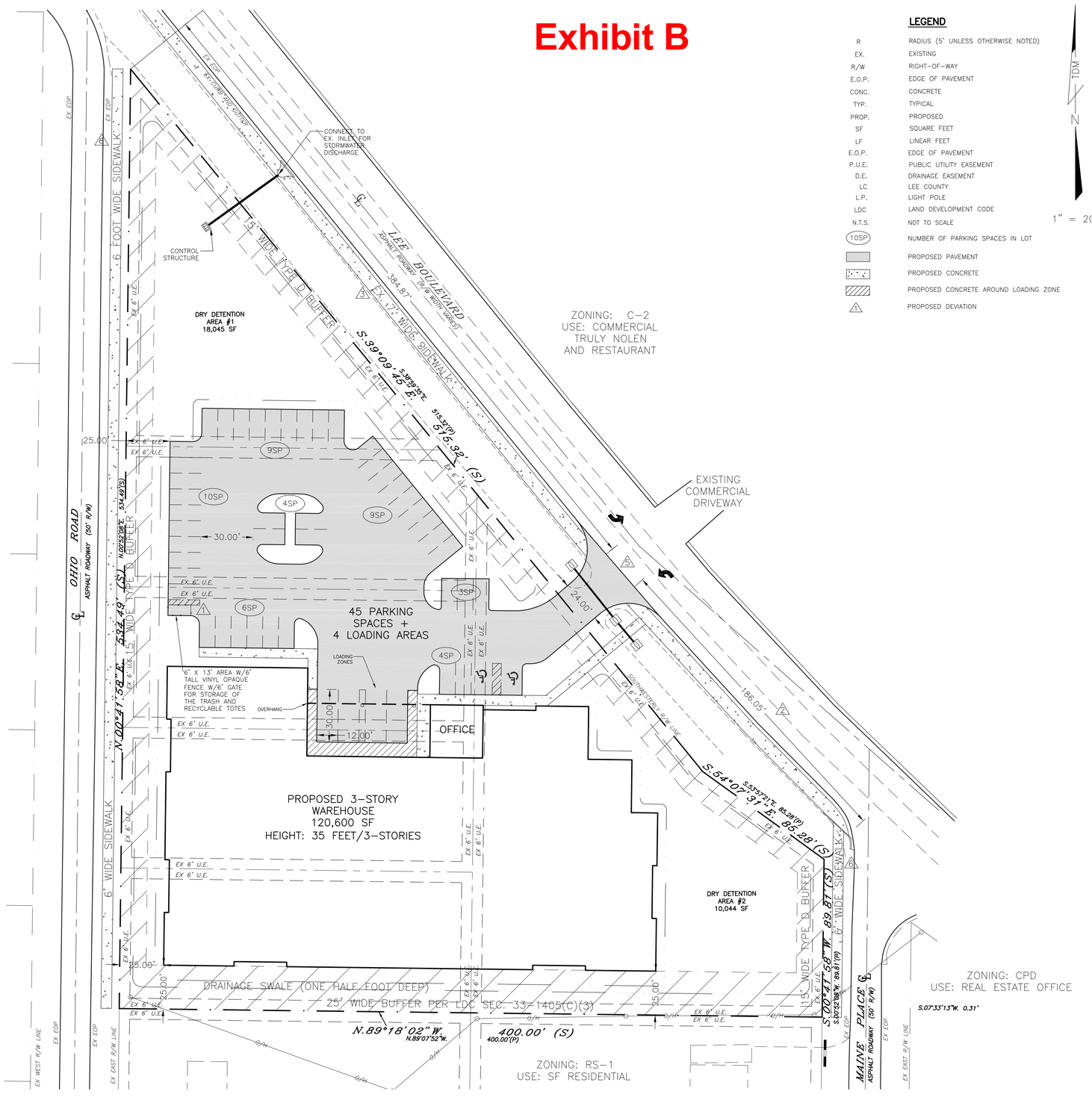
3.12 CY/MONTH/1,000 SF OF SOLID WASTE AND REFUSE PRODUCED
1,000 SF/1,000 SF X 3.12 CY = 3.12 CY/MONTH DIVIDED BY 4.33 WEEKS/MONTH
= 0.72 CY OF SOLID WASTE AND REFUSE PRODUCED/WEEK

REQUIRED: 0.72 CY FOR GARBAGE AND 0.72 CY FOR RECYCLABLES

(DIMENSIONS: W X D X H/27 = 2.41' X 2.83' X 3.75'/27 CF/CY)
CAPACITY OF TYPICAL 95 GALLON TOTE = 0.94 CY
PROVIDED: (1) 95 GALLON TOTE FOR GARBAGE AND (1) 95 GALLON TOTE FOR RECYCLABLES = 0.94 CY FOR GARBAGE AND RECYCLABLES

MIN. 6' HIGH OPAQUE FENCE REQUIRED AROUND STORAGE AREA FOR TOTES.





LEGEND

R	RADIUS (5' UNLESS OTHERWISE NOTED)
EX.	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
PROP.	PROPOSED
SF	SQUARE FEET
LF	LINEAR FEET
E.O.P.	EDGE OF PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LC	LEE COUNTY
L.P.	LIGHT POLE
LDC	LAND DEVELOPMENT CODE
N.T.S.	NOT TO SCALE
10SP	NUMBER OF PARKING SPACES IN LOT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROPOSED CONCRETE AROUND LOADING ZONE
1	PROPOSED DEVIATION

DATE	REVISIONS
1 01/2022	REVISED PER LEE COUNTY COMMENTS
2 08/2022	PD AMENDMENT
3 09/2022	REVISED PER LEE COUNTY COMMENTS

DATE: 08/2021
DESIGNED BY: ADM
DRAWN BY: ADM
CHECKED BY: TDM
APPROVED BY: TDM
DRAWING NAME: TEMP\Dombusch\511 Lee Blvd\Drawings\Civil

LEHIGH ACRES SELF STORAGE
511 LEE BLVD, LEHIGH ACRES
MASTER CONCEPT PLAN

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NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE.

Dean Martin, P.E.
Florida #52022
DATE:

This item has been digitally signed and sealed by Dean Martin on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET # 1 of 1
SCALE: AS NOTED