ADD2022-00141 Lee County ePlan

STREET ADDRESS

511 LEE BOULEVARD
LEHIGH ACRES, FL 33936

STRAP NUMBER

32-44-27-11-00054.0030

PROJECT INFORMATION

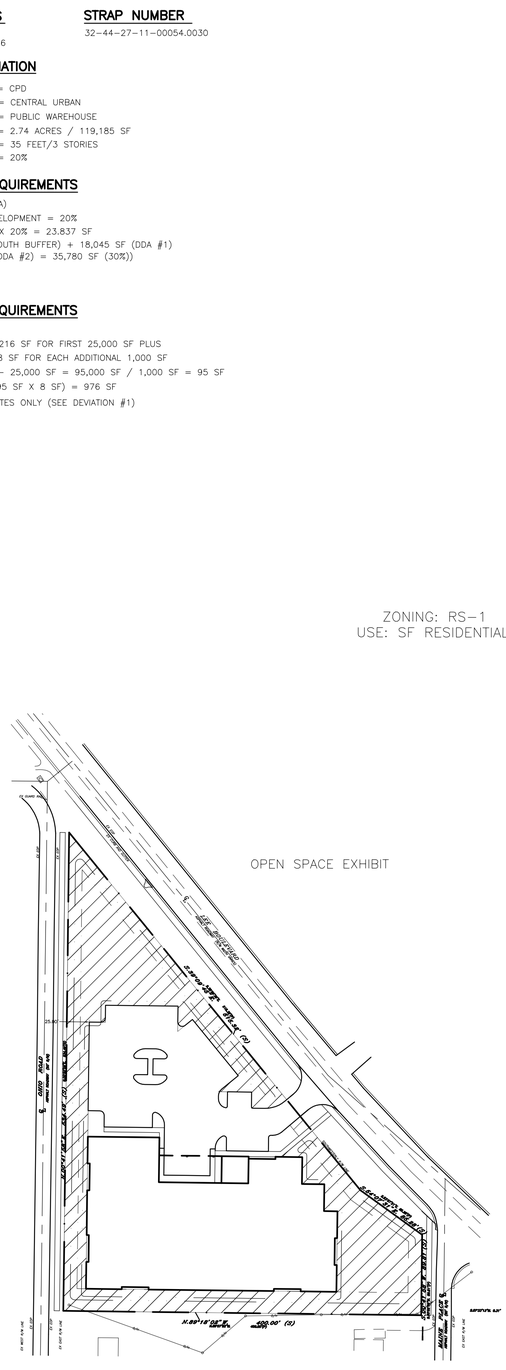
CURRENT ZONING	= CPD
FUTURE LAND USE	= CENTRAL URBAN
PROPOSED USE	= PUBLIC WAREHOUSE
MIN. LOT AREA	= 2.74 ACRES / 119,185 SF
MAX. HEIGHT	= 35 FEET/3 STORIES
MIN. OPEN SPACE	= 20%

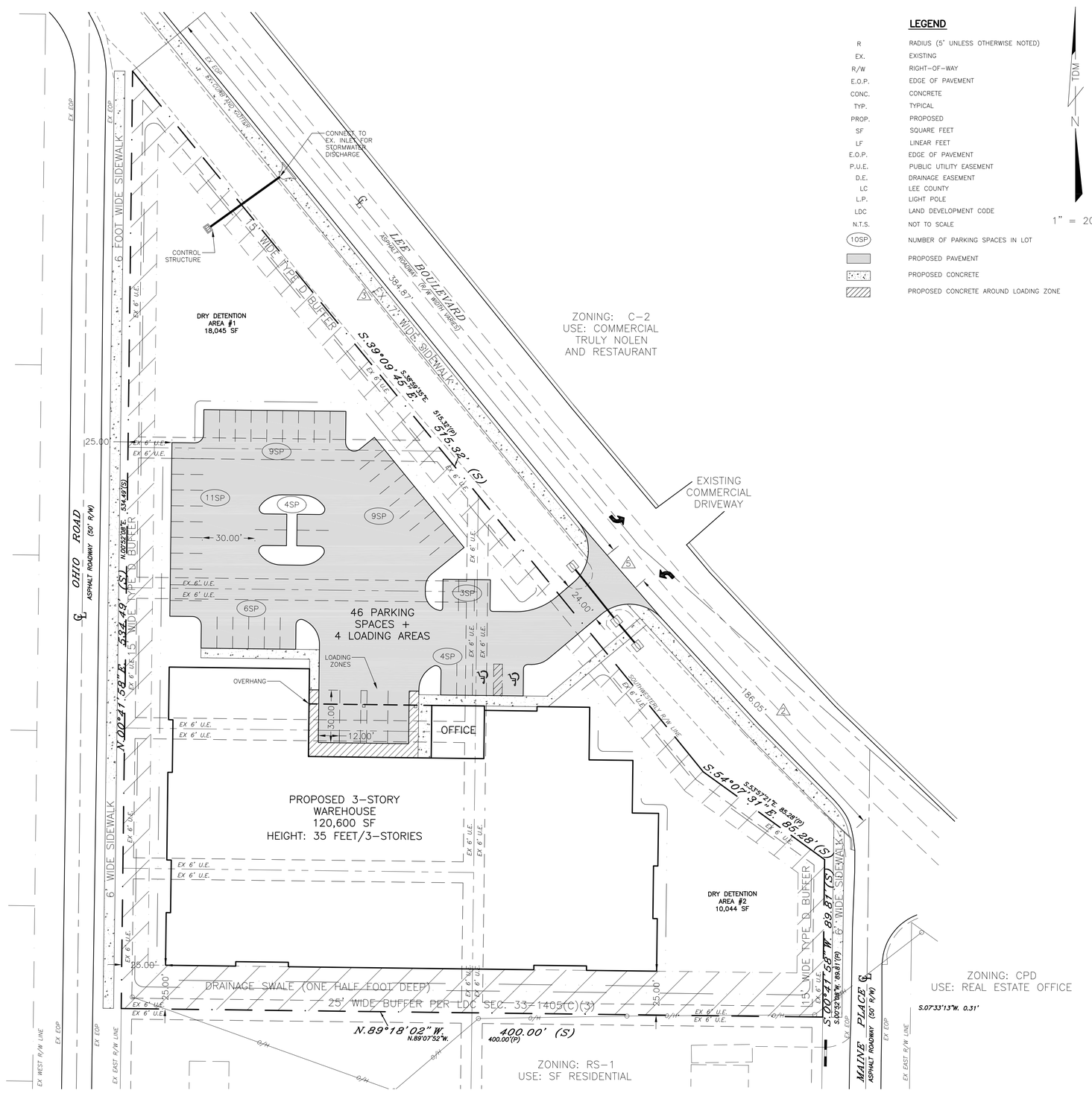
OPEN SPACE REQUIREMENTS

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%))

SOLID WASTE REQUIREMENTS

PER LDC SEC. 10-261
COMMERCIAL BUSINESS: 216 SF FOR FIRST 25,000 SF PLUS
8 SF FOR EACH ADDITIONAL 1,000 SF
REQUIRED: 120,000 SF - 25,000 SF = 95,000 SF / 1,000 SF = 95 SF
216 SF + (95 SF X 8 SF) = 976 SF
PROVIDED: ROLL-OUT TOTES ONLY (SEE DEVIATION #1)





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

TDM N

1" = 20'

DATE: 08/2021	
DESIGNED BY:	ADM
DRAWN BY:	ADM
CHECKED BY:	TDM
APPROVED BY:	TDM

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

DRAWING NAME: TEMP\Dombusch\511 Lee Blvd\Drawings\Civil

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

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.

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SHEET # 1 of 1

SCALE: AS NOTED