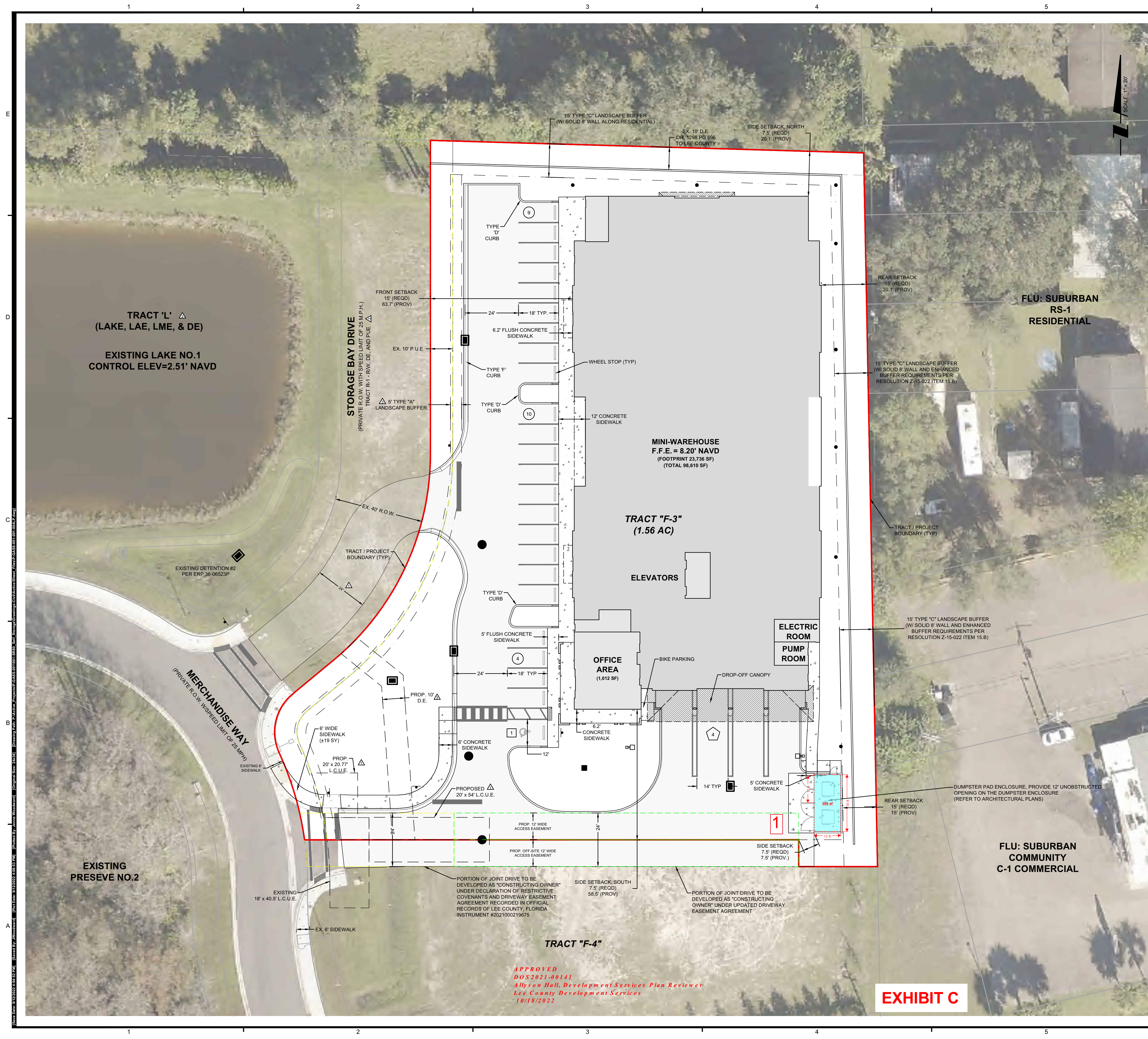




TABLES

PARKING TABLE			
BUILDING USE	BUILDING UNITS	REQUIRED PARKING RATIO (PER LEE COUNTY LDC)	REQUIRED NO. OF SPACES (PER LEE COUNTY LDC)
SELF-STORAGE			
BUILDING	736 UNITS	1 SPACE / 25 STORAGE UNITS	30 SPACES
OFFICE	1,012 SF	1 SPACE / 300 SF	3 SPACES
TOTAL PARKING REQUIRED PER LDC			33 SPACES
TOTAL PARKING REQUIRED PER 40% REDUCTION			20 SPACES
TOTAL PROVIDED			24 SPACES

NOTE: PARKING REDUCTION IS PER MIXED USE OVERLAY, 34-2020(a)

BICYCLE PARKING CALCULATIONS		ACCESSIBLE PARKING REQUIREMENTS	
PER 10-610(3)(a) OF LEE COUNTY LDC		TOTAL PARKING PROVIDED	REQUIRED ACCESSIBLE
REQUIRED	PROVIDED	24	1

LEGEND	
⊗	REGULAR PARKING
⊗	ACCESSIBLE PARKING
⊗	LOADING ZONE PARKING

DEVELOPMENT STANDARDS TABLE		
DEVELOPMENT STANDARDS	COMMERCIAL - MINI-WAREHOUSE	
	REQUIRED	PROVIDED
MINIMUM LOT AREA	10,000 SF	67,917 SF
MINIMUM LOT WIDTH	100 FEET	269.0 FEET
MINIMUM LOT DEPTH	100 FEET	320.0 FEET
FRONT YARD SETBACK (1)	15 FEET	63.7 FEET
SIDE YARD SETBACK (1)	NORTH	20.1 FEET
	SOUTH	58.5 FEET
REAR YARD SETBACK (1)	15 FEET	20.1 FEET
MAXIMUM HEIGHT (ZONED)	45 FEET AND FOUR HABITABLE FLOORS	42'-0"
BUILDING SEPARATION	15' FOR STRUCTURES WITH A HEIGHT UP TO 35' ONE-HALF OF THE SUM OF THE BLDG. HEIGHTS, OR 20 FEET, WHICHEVER IS GREATER FOR STRUCTURES EXCEEDING 35'	N/A

SITE AREA SUMMARY				
LOCATION	CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL
IMPERVIOUS				
	ROOF	26,456	0.61	39.0%
	SIDEWALK / PATHS	2,912	0.07	4.3%
	PAVEMENT / CURB	17,684	0.40	26.0%
IMPERVIOUS (SUB-TOTAL)		47,052	1.08	69.3%
PERVIOUS				
	OPEN SPACE	20,865	0.48	30.7%
	PERVIOUS (SUB-TOTAL)	20,865	0.48	30.7%
TOTAL		67,917	1.56	100.0%

WATER MANAGEMENT SUMMARY	
WATER MANAGEMENT PARAMETER	DRAINAGE AREAS PROJECT SITE (TRACT "F-3")
CONTROL ELEVATION (FT-NGVD)	2.51
5-YEAR, 1-DAY RAINFALL (INCHES)	5.50
25-YEAR, 3-DAY RAINFALL (INCHES)	10.60
100-YEAR, 3-DAY RAINFALL (INCHES)	12.90
PEAK 5-YEAR, 1-DAY STORM STAGE (FT-NAVD)	4.57
PEAK 25-YEAR, 3-DAY STORM STAGE (FT-NAVD)	6.96
PEAK 100-YEAR, 3-DAY ZERO DISCHARGE STORM STAGE (FT-NAVD)	7.45
MINIMUM REQUIRED ROAD CROWN + PARKING ELEVATION (FT-NAVD)	7.50
MINIMUM REQUIRED PERIMETER BERM ELEVATION (FT-NAVD)	6.60
EXISTING (2008) FEMA FLOOD ELEVATION (FT-NAVD)	AE7.00
MINIMUM REQUIRED FINISHED FLOOR ELEVATION (FT-NAVD)	8.00
PROPOSED PARKING LOT + ROAD CROWN ELEVATION (FT-NAVD)	7.10
PROPOSED PERIMETER BERM ELEVATION (FT-NAVD)	7.50
PROPOSED FINISHED FLOOR ELEVATION (FT-NAVD)	8.20

PERMIT NO. ERP 36-06523-P ORIGINALLY PERMITTED IN OCTOBER 2008 UNDER APPLICATION NO. 080603-18 AND SUBSEQUENTLY MODIFIED IN APPLICATION NO. 120512-1 AND 120531-1. MINIMUM REQUIRED FFE IS 8'0" FOR 100-YEAR STORM, WHICHEVER IS GREATER

LAND DEVELOPMENT TABLE		
PARCEL	ALLOWABLE BUILDING SF	PROPOSED / CONSTRUCTED BUILDING S.F.
PARCEL 1	70,000 S.F.	-
PARCEL 3 - RACETRAC	6,000 S.F.	5,411 S.F.
PARCEL 4	12,000 S.F.	2,250 S.F.
PARCEL 5	12,000 S.F.	-
PARCEL 6 - GREAT AMERICAN SELF STORAGE	100,000 S.F.	98,610 S.F.
TOTAL	200,000 S.F.	106,271 S.F.

NOTES

1. PROVIDE 12' UNOBSTRUCTED OPENING ON THE DUMPSTER ENCLOSURE

1. This deviation request seeks relief from LDC Section 10-261, "Refuse and Solid Waste Disposal Facilities," which requires a garbage collection area of 819 SF for the shared dumpster between the Great American Self Storage and Dunkin Donut sites, to instead allow a minimum garbage collection area of 306 SF.

PENINSULA ENGINEERING

CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL CONSULTING · LAND PLANNING · SITE PLANNING · CONSTRUCTION MANAGEMENT · OWNER REPRESENTATIVE

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Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.261.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #20275
Florida Landscape Certificate of Authorization #LC26000632

PROJECT:

GREAT AMERICAN SELF STORAGE

TITLE:

ZONING DATA SHEET AND TABLES

OWNER/CLIENT/CONSULTANT:

GREAT AMERICAN SELF STORAGE, LLC

REVISIONS:

No.	Revision:	Date:
1	LEE COUNTY DO RAI - DECEMBER 2021	01/14/22
2	LEE COUNTY DO RAI - MARCH 14, 2022	04/01/22
3	LEE COUNTY DO RAI - JUNE 22, 2022	06/22/22

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: JENNA A. WOODWARD, P.E.
FLORIDA LICENSE NUMBER: 84212

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).
Bar Scale: 1" = 20'
0' 10' 20' 40' 60'

SEC: 30 TWP: 43 RGE: 26
City: FORT MYERS County: LEE
Designed by: DAVID J. STIVERS
Drawn by: DAVID J. STIVERS
Date: SEPTEMBER 2021
Horizontal Scale: 1" = 20'
Vertical Scale: N.T.S.
Project Number: P-GASS-001-001
File Number: P-GASS-001-001-004LP
C-004
Sheet Number: 04 of 15

E
D
C
B
A

TRACT 'L' (LAKE, LAE, LME, & DE)
EXISTING LAKE NO.1
CONTROL ELEV=2.51' NAVD
STORAGE BAY DRIVE
(PRIVATE R.O.W. WITH SPEED LIMIT OF 25 M.P.H.)
TRACT R-1 - R.W. DE AND PUE
5' TYPE "A" LANDSCAPE BUFFER
EX. 10' P.U.E.
FRONT SETBACK 15' (REQD) 63.7' (PROV)
EX. 40' R.O.W.
TRACT / PROJECT BOUNDARY (TYP)
EXISTING DETENTION #2
PER ERP 36-06523P
MERCHANDISE WAY
(PRIVATE R.O.W. WITH SPEED LIMIT OF 25 M.P.H.)
EXISTING 6' SIDEWALK
8' WIDE SIDEWALK (#19 SY)
PROP. 20' x 20.77' L.C.U.E.
PROP. 10' D.E.
EX. 6' SIDEWALK
EXISTING 18' x 40.5' L.C.U.E.
TRACT "F-3" (1.56 AC)
ELEVATORS
OFFICE AREA (1,012 SF)
BIKE PARKING
DROP-OFF CANOPY
ELECTRIC ROOM
PUMP ROOM
15' TYPE "C" LANDSCAPE BUFFER (W/ SOLID 8' WALL AND ENHANCED BUFFER REQUIREMENTS PER RESOLUTION Z-15-022 ITEM 15.B)
REAR SETBACK 15' (REQD) 20.1' (PROV)
DUMPSTER PAD ENCLOSURE, PROVIDE 12' UNOBSTRUCTED OPENING ON THE DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
FLU: SUBURBAN C-1 COMMERCIAL
TRACT "F-4"

APPROVED
DOS2021-00141
Allyson Hall, Development Services Plan Reviewer
Lee County Development Services
10/18/2022

EXHIBIT C